AFFIDAVIT OF HEIRSHIP
(REAL ESTATE)

THIS INSTRUMENT PREPARED BY:
Keith A. Turner, Attorney
315 Deaderick Street, Suite 1550
Nashville, TN 37238
(615) 234-3947

Karen Johnson Davidson County
Batch # 1301925 AFFIDAVITH
07/24/2025 02 27 24 PM 3 pgs
Fees $17 00 Taxes $0 00
20250724-0058702

This space for Recorder use only

Owner: Timothy A. Montgomery
Tax Map & Parcel #: 148-09-0-076.00

Send Tax Notice to: Timothy A. Montgomery
691 Candlestick Drive
Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-Affidavit of Value: The actual consideration for this transfer is $0.00

Daniel Montgomery

Subscribed and sworn to before me, on this the 23rd day of July, 2025.

NOTARY PUBLIC
My commission expires: July 6, 2026

KEITH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Daniel Montgomery, the undersigned, being duly sworn, deposes and states:

1. That he is a citizen and resident of Nashville, Davidson County, Tennessee;

2. That he is the Executor of the Estate of Loudelia A. Montgomery, deceased;

3. That the Estate of Loudelia A. Montgomery has been administered under Probate Case Number 19P-1937, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division;

4. That this Affidavit of Heirship has been prepared and filed in connection with the distribution of the Estate of Loudelia A. Montgomery, and pursuant to the decedent's Will, the decedent's Will having been duly admitted to Probate;

5. That Loudelia A. Montgomery died on May 21, 2018, a resident of Nashville, Davidson County, Tennessee;

6. That Loudelia A. Montgomery was an unmarried widow at the time of her death, and owned the entirety of the described real estate located in Nashville, Davidson County, Tennessee:

Legal Description
LAND in the 5th Civil District of Davidson County, Tennessee, Being Lot No. 13 on the unrecorded Plan of H. E. Bernal's "Haywood Heights" subdivision, and described according to a survey made by George W. Watkins, Surveyor, in April 1950, as follows:
Beginning at a point in the center of Haywood Lane, at the corner of Lots Nos. 12 and 13; thence with the line between said lots, south 0 deg. 53 min. east 1083.1 feet to a point; thence north 89 deg. west 147 feet to a point; thence north 2 deg. west 1051.2 feet to the center of Haywood Lane; thence with the center of said lane, easterly 150 feet to the point of beginning, containing 3.62 acres.

BEING the same property conveyed to Herbert Ray Montgomery and wife, Isla A. Montgomery, by deed from Everett L. Burnette and wife, Edna L. Burnette, of record in Book 2490, Page 151, Register's Office for Davidson County, Tennessee, and

BEING the same property as one-half interest as tenants by the entireties was conveyed to Herbert Ray Montgomery by Warranty Deed dated April 20, 1964 from Isla Loudelia Adam Montgomery, his wife, of record in Book 3763, Page 337, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Loudelia A. Montgomery by Affidavit of Heirship, of record in Instrument Number 20160114-0003981, Office of the Register of Deeds for Davidson County, Tennessee, to which reference is hereby made.

7. That the real property herein described is commonly known as: 315 Haywood Lane, Nashville, TN 37211;

8. That the real property herein described is now owned in fee simple by Timothy A. Montgomery;

9. The proper mailing address for tax bills on this property should be: Timothy A. Montgomery, 691 Candlestick Drive, Nashville, TN 37211;

12. That there are no debts, taxes or encumbrances remaining unpaid which are or might become a lien on the above described real estate; and,

13. That this affidavit is freely given to help establish and reflect the heirship with respect to this real property owned by Loudelia A. Montgomery in Davidson County, Tennessee.

Further the Affiant saith not.

Daniel Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Daniel Montgomery, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on this the 23rd day of July, 2025.

NOTARY PUBLIC

My commission expires: July 6, 2026



My Commission Expires
July 6, 2026