Karen Johnson
Batch # 1302952
07/28/2025 01 08 01 PM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20250728-0059440

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219
Attn: J. Steven Kirkham, Esq.

GRANTEE(S):

REGINAL TERRELL
3836 KINGS LANE
NASHVILLE, TN 37218

BENJAMIN E. SWEAT
3836 KINGS LANE
NASHVILLE, TN 37218

RHONDA SWEAT
233 MACFIE DRIVE
MADISON, TN 37115

SEND TAX NOTICES TO:

REGINAL TERRELL
3836 KINGS LANE
NASHVILLE, TN 37218

BENJAMIN E. SWEAT
3836 KINGS LANE
NASHVILLE, TN 37218

RHONDA SWEAT
233 MACFIE DRIVE
MADISON, TN 37115

PARCEL ID: 05800008300
05800011900

AMENDED AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 31st day of May, 2025, before me personally appeared JACQUES JEREL BOYD ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Patricia Ann Sweat ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is JACQUES JEREL BOYD ("Affiant").

2. I previously filed an Affidavit of Heirship of record in Instrument No. 20241105-0085884 recorded November 5, 2024 in the Register's Office for Davidson County (the "Original Affidavit").

3. This Amended Affidavit of Heirship amends the Original Affidavit for purposes of:

   a. Correcting the Parcel ID(s) associated with the real property
   b. Correcting the legal description associated with the real property

4. I reside at 1109 Joseph Avenue, Nashville, TN 37207.

5. I have personal knowledge of the matters stated in this Affidavit.

6. Facts concerning my relationship to Decedent are: I am the family's pastor.

7. The Decedent was not married at the time of her death.

8. The Decedent is survived by three children:

   a. Reginal Terrell, who resides at 3836 Kings Lane, Nashville, TN 37218
   b. Benjamin E. Sweat, who resides at 3836 Kings Lane, Nashville, TN 37218
   c. Rhonda N. Sweat, who resides at 233 Macfie Drive, Madison, TN 37115

9. All of the above-named children are over the age of eighteen (18) years.

10. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

9. The Decedent died in Nashville, Davidson County, Tennessee on August 4, 2024.

10. The real property to which this Affidavit applies is located at 3836 Kings Lane, Davidson County, Nashville, Tennessee 37218 and is more fully described as:

PARCEL ID: 05800008300

A parcel of land in Davidson County, Tennessee, described according to a Survey by R.L. Montoya, Registered Surveyor, dated May 31, 1976, described as follows:

Beginning at a point in the center of Kings Lane, said point being the southeast corner of the Carroll Property, as recorded in Book 2635, Page 260, Register's Office for said county, and the southwest corner of this described tract; thence leaving said center line of Kings Lane along Carroll's east line North 4 degrees, 50 minutes West, 245.50 feet to an iron pin, said point being Carroll's northeast corner and the northwest corner of this described tract; thence along the north line of this tract North 78 degrees, 05 minutes East 50.4 feet to an iron pin, said point being the northwest corner of Raymond Love's property as of record in Book 2444, Page 334, Register's Office for Davidson County, Tennessee; thence along Love's west line South 4 degrees, 50 minutes East 245.3 feet to a point in the center of Kings Lane; said point being Love's southwest corner thence along the center of Kings Lane South, 77 degrees 52 minutes West 50.4 feet to a point of beginning, containing 12,270 square feet (0.28 acres) more or less.

PARCEL ID: 05800011900

Land in the 13th formerly the 23rd, Civil District of said County, being part of Lot No. 3 on the Plan of the Lands of William J. Drake, deceased, as of Record in Minute Book "J" Pages 396 and 397, of the County Court for said County, described according to Survey made by Geo. W. Watkins, Surveyor, August 1, 1955, as follows:

Beginning in the center of Kings Lane at the southwest corner of the Sammie Drake Chappel 34 acre tract of land, being the southeast corner of the E.B. Walton 67 acre tract; thence with the line between said two tracts North 0 deg. 50' East 250 feet to an iron pin; thence South 78 deg. 05' West 145.9 feet to an iron pin in the easterly margin of a 50 feet proposed road; thence with same South 4 deg. 05' East 245.3 feet to the center of said Kings Lane; thence with the center of same North 77 deg. 52' east 113.1 feet to the beginning, containing .73 of an acre, more or less.

Being the same property conveyed to Benjamin F. Sweat and Wife, Patricia A. Sweat by Warranty Deed from Raymond Love and Wife, Wilma Love as recorded in Book 5620, Page 973 in Register's Office for Davidson County, Tennessee.

11. At the time of Decedent's death, the Decedent resided at 3836 Kings Lane, Davidson County, Nashville, Tennessee 37218.

12. The Decedent did leave a *Last Will and Testament.*

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. I have executed this Amended Affidavit of Heirship in order to evidence the transfer of Decedent's interest in the real property to her heirs, Reginal Terrell, Benjamin E. Sweat, and Rhonda N. Sweat.

15. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

FURTHER AFFIANT SAYETH NOT.

JACQUES JEREL BOYD

Individual Notary Acknowledgment

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUES JEREL BOYD, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 31st day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 9/8/2025

