Karen Johnson Davidson County
Batch # 1306711 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20250807-0062836

This instrument was prepared by:

William H. Stover, Esq.
Washington Square Building
214 2nd Avenue North, Suite 204
Nashville, TN 37201

# AFFIDAVIT OF HEIRSHIP

Affiant, EUGENE LAMONT FOSTER, after first being duly sworn, states that he is an adult citizen and resident of Nashville, Davidson County, Tennessee, being 54 years of age, having been born on June 14, 1971. He further states that he is personally acquanted with BROWN ANDREW BILES, Jr. during his life, and has personal knowledge of his family, and heirs at law such that he hereby swears to the facts as follows:

1. The Decedent, BROWN ANDREW BILES, JR., died on May 17, 2024. The place of death was Nashville Davidson County, Tennessee. At the time of death, the Decedent owned real property in Nashville, Davidson County, Tennessee, in particular 3205 Holland Lane, Nashville, Davidson County, Tennessee 37218 as a joint tenant in common with right of survivorship with his daughter VANESSA LYNETTE BILES who predeceased him, having died on December 10, 2020.

2. Accordingly, at the time when Brown Andrew Biles, Jr. died on May 17, 2024, his heirs at law were TERRY DAWYNE BILES, and ANDRE EUGENE BILES.

3. ANDREW EUGENE BILES died April 30, 2025 at the age of 59 leaving TERRY DAWYNE BILES as the sole heir of BROWN ANDREW BILES, Jr. and the fee simple owner of the property located at 3205 Holland Lane, Nashville, Tennessee, more particularly described as follows:

**Lot Number 343 on the Plan of Bordeaux Hills, Section 2 of record in Book 3600 Page 7Register's Office for said county.**

**Said Lot No. 343 fronts 67 feet on the westerly side of Holland land and extends back 155.0 feet on the northerly line and 135.0 feet on the southerly line, to a deadline in the rear, measuring 45.3 feet thereon.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search.**

**Being the same property conveyed to BROWN ANDREW BILES and VANESSA BILES by Quit Claim Deed of record in Instrument Number 20170518-0049290**

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, *et seq.*, Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by BROWN ANDREW BILES, JR. in Davidson County, Tennessee, or elsewhere. BROWN ANDREW BILES, Jr. and ANDREW B. BILES, and BROWN A. BILES, are one and the same person.

Further affiant saith not.

**EUGENE LAMONT FOSTER**

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, **EUGENE LAMONT FOSTER**, the within named Affiant, with whom I am personally acquainted, 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 office in Nashville, Davidson County, Tennessee, on this 7 day of August, 2025.

Anita Louise Wheeler
NOTARY PUBLIC

My commission expires: May 8 2029

**SEND TAX BILLS TO:** Mr. TERRY DAWYNE BILES
3205 Holland Ln
Nashville, TN 37218

ANITA LOUISE WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY