Tax Information:
Map/Parcel 42-7/100

Karen Johnson Davidson County
Batch # 1306858 AFFIDAVITH
08/08/2025 09:44:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250808-0063040

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

AFFIDAVIT OF INHERITANCE

I, the undersigned, of Davidson County, Tennessee, being first duly sworn, depose and say to the best of my knowledge and belief:

(1) I am an adult and reside at 609 Anderson Lane, Madison, Tennessee 37115.

(2) My father, James O. Bean, and my mother, Geraldine P. Bean, are the current owners of record certain improved real property located at 424 Nesbitt Lane, Madison, TN 37115, Davidson County, Tennessee, (the "Property") and described as follows:

Being Lot No. 85 on the Plan of Madison Meade, Section II, as of record in book 3700, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No 85 fronts 130 feet on the northwesterly side of Nesbitt Lane and runs back 317.9 feet on the northeasterly line and 295.1 feet on the southwesterly line, to a dead line in the rear on which it measures 132 feet.

BEING the same land conveyed to James O. Bean (deceased) and wife, Geraldine P. Bean (deceased) from J.C. Thompson Construction Company or J.C. Thompson Construction, Inc., by Deed dated June 3, 1968, of record in Book 4297, Page 16, in the Register's Office for Davidson County, Tennessee.

This is improved property known as Lot No. 85 Nesbitt Lane, Madison, Tennessee 37115.

(3) James O. Bean died on December 31, 1997, and his interest in the Property passed to Geraldine P. Bean by operation of law.

(4) Geraldine P. Bean died on August 31, 1999.

(5) My parents had two surviving children, me and my sister, Shirley Elizabeth Bean Jones. We are the surviving heirs of Geraldine P. Bean.

(6) In accordance with the laws of descent and distribution of the State of Tennessee, I received the Property as tenants in common with my sister, Shirley Elizabeth Bean Jones, by operation of law.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his respective name.

7-31-2025
Date

Jimmy L. Bean
Jimmy L. Bean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jimmy L. Bean, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2025.

Deborah D. Jones
NOTARY PUBLIC

My Commission Expires: 07-06-2026

DEBORAH D. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY