Karen Johnson Davidson County
Batch# 1311337 AFFIDAVITH
08/18/2025 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065698

This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

AFFIDAVIT OF INHERITANCE
REGARDING MAP AND PARCEL 083 03 0 060.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as Elizabeth Ryder Sykes, Esq. I am the attorney for the Estate of Charlotte A. Gipson.

3. **CHARLOTTE A. GIPSON** died a resident of Nashville, Davidson County, Tennessee on May 12, 2023.

4. Prior to the death of **CHARLOTTE A. GIPSON**, she owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 083 03 0 060.00) (the "Property"):

> Land in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 6 on the Revised Plan of Sharpe and Horn's Fifth Addition of record in Book 332, page 70, Register's Office for said County, to which reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Freddie L. Gipson and wife, Charlotte A. Gipson, of record in Book 9832, page 231, Register's Office of Davidson County, Tennessee.
>
> **This is improved property known as 2033 Greenwood Avenue, Nashville, Tennessee 37206.**

5. Freddie L. Gipson predeceased Charlotte A. Gipson, having died on February 6, 2022. Upon the death of Freddie L. Gipson, Charlotte A. Gipson became the sole owner of the Property.

6. The said Charlotte A. Gipson died intestate on May 12, 2023. Her intestate probate estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 23P1942.

7. The sole heir of Charlotte A. Gipson, having been unmarried at the time of her death, according to the Tennessee laws of intestacy, was her only child, Lucretia Renee Gipson-King.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Address of new owner and to send tax bills: Lucretia Gipson-King, 481 Iola Street, Brownsville, Tennessee, 38012.

Elizabeth Ryder Sykes
ELIZABETH RYDER SYKES, ESQ.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH RYDER SYKES, ESQ.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2025.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My commission expires: 9/7/2026

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 18, 2025.

Elizabeth Ryder Sykes

8/18/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2025.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9/7/2026