Karen Johnson
Batch # 1320032
09/09/2025 08 16 32 AM
Fees $27 00 Taxes $0 00
Davidson County
AFFIDAVITH
5 pgs
20250909-0071758

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II, AND ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE:
RHEA BENEDICT OWENS
400 CHANEY ROAD, APT. 915
SMYRNA, TN 37167

RONALD BENEDICT, JR.
2611 SCOVEL STREET
NASHVILLE, TN 37208

DARREN BENEDICT, SR.
2835 COMER DRIVE
MURFREESBORO, TN 37128

KENNETH BENEDICT
609 ARBOR CREEK WAY
NASHVILLE, TN 37127

SEND TAX NOTICES TO:
RHEA BENEDICT OWENS
400 CHANEY ROAD, APT 915
SMYRNA, TN 37167

RONALD BENEDICT, JR.
2611 SCOVEL STREET
NASHVILLE, TN 37208

DARREN BENEDICT, SR.
2835 COMER DRIVE
MURFREESBORO, TN 37128

KENNETH BENEDICT
609 ARBOR CREEK WAY
NASHVILLE, TN 37127

MAP & PARCEL NUMBER
092 02 0 059.00

LEGAL REFERENCE:
20250717-0056391

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Nevada
COUNTY OF Clark

On this 26 day of August, 2025, before me personally appeared Claire Jenkins ("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 **Ronald D. Benedict** ("Decedent") died at age 77 on July 17, 2025. At the time of his death, Decedent resided at 2616 Scovel Street, Nashville, TN 37208. The Affiant makes oath as follows.

1. My full name is Claire Renee Jenkins ("Affiant").
2. I reside at 109 Due West Drive, Mount Juliet, TN 37122.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Ronald D. Benedict ("Decedent") are I am his ex-wife.
5. The Decedent was unmarried at the time of his death.
6. The Decedent had four (4) children in his lifetime:
   a. Daughter, Rhea Benedict Owens, 400 Chaney Road, Apt. 915, Smyrna, TN 37167

b. Son, Ronald Benedict, Jr., 2611 Scovel Street, Nashville, TN 37208
c. Son, Darren Benedict Sr , 2835 Comer Street, Nashville, TN 37128
d. Son, Kenneth Benedict, 609 Arbor Creek Way, Nashville, TN 37127

7. The above-named children are over the age of eighteen (18) years.

8. 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 July 17, 2025.

10. The real property to which this *Affidavit* applies is located at 2611 Scovel Street, Nashville, Davidson County, Tennessee 37208 and is more fully described as:

"Being Lot No 6 in Fisk's Exclusive Subdivision No 2, as recorded in Plan Book 547, Page 135, Register's Office Davidson County, Tennessee Said Lot No 6 fronts 50 feet on the south side of Scovel Street, and extends back southerly 140 feet more or less to any alley

Being the same property conveyed to Ronald D Benedict by Quitclaim Deed from Perry Lee, widowed, and Frank S Benedict, married of record in Instrument No 20250717-0056391, Register's Office for Davidson County, Tennessee

This is improved property known as 2611 Scovel Street, Nashville, TN 37208 "

11. At the time of Decedent's death, the Decedent resided at 2611 Scovel Street, Nashville, Davidson County, Tennessee 37208.

12. The Decedent did not 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 *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to his heirs, Rhea Benedict Owens, Ronald Benedict, Jr., Darren Benedict, Sr., and Kenneth Benedict.

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.

Signed this 26 day of August, 2025.

Claire Renee Jenkins

Claire Jenkins, Affiant

Sworn to and subscribed before me by Claire Jenkins ("Affiant") on this 26th day of August, 2025.

Vickey Beglari

Notary Public

My Commission expires: 08/25/2027

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt No 23-3998-01
Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.

Individual Notary Acknowledgement

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Claire Jenkins ("Affiant") with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 26th date of August, 2025

Vickey Beglari

Notary Public

My Commission Expires: 08/25/2027

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-3998-01
Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Danielle M Beaty, 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 9/8/2025.

Date

Danielle Beaty

Affiant Signature

9/8/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 20____.

Valeria Montanez

Notary's Signature

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)