Karen Johnson Davidson County
Batch# 1320686 AFFIDAVITH
09/10/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250910-0072250

AFFIDAVIT OF HEIRSHIP	**OATH OF CONSIDERATION:** 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.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Hywater Title, LLC
312 East College Street
Dickson, Tennessee 37055

AFFIDAVIT OF HEIRSHIP
as to James M. Waddy
Supplementing and Correcting previous Affidavit of Heirship, of record as Instrument No. 20220822-0094374, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF Rutherford

COMES NOW my affiant, **Freda Brownlow AKA Freda Lavell Harris,** an adult over eighteen (18) years of age, after first being duly sworn and under penalty of perjury does hereby depose and say, dated to be effective as of the 2nd day of September 2025:

1. My name is Freda Brownlow, I also go by Freda Lavell Harris. I am a resident of Murfreesboro, Rutherford County, TN. I previously executed an Affidavit of Heirship as to James M. Waddy, of record as Instrument No. 20220822-0094374, Register's Office of Davidson County, Tennessee (the "Original AOH"), and there were misspellings in the names of certain heirs identified in the Original AOH, and I am therefore executing this supplemental and corrective Affidavit of Heirship, for the purpose of confirming the correct spellings of the heirs' names, in order to clarify the chain of title.
2. I was familiar with **James M. Waddy ("Decedent")**, during his lifetime and was familiar with his family history. Decedent was also known as James M Waddey, James M Waddy, and James Waddy.
3. Decedent died intestate on or about November 25, 2005, and at the time of his death, his place of residence and homestead was 728 26th Ave N., Nashville, TN 37208. He was married at the time of his death. He had no children who predeceased him. Decedent has the following heirs at law:

   Dorothy Waddy, his surviving spouse

   Leslie Waddy, Donara Waddy Anthony, Eunice Waddy, and James Waddy, his surviving children

   And no other heirs
4. All of Decedents' heirs identified herein have reached the age of majority. Decedent did not legally adopt any other children or heirs beyond those listed in this affidavit.

5. This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., of the Tennessee Code Annotated, based on the personal knowledge of the affiant, to help establish and reflect the heirship with respect to any real or personal property owned by Decedent, and particularly to confirm the vesting of title in fee simple to certain real property in Davidson County, Tennessee, said property having an address of 728 26th Avenue North, Nashville, TN 37208, more particularly described as follows:

   Being Lot No. 27 on the Map of Buchi's Subdivision of Lot No. 20, McNairy's Subdivision, as of record in Bock 421, page 66, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 50 feet on the easterly side of 26th Avenue North, formerly Buchi Avenue and runs back between parallel lines 153-1/3 feet to an alley.

   BEING the same property conveyed to James Milton Waddey by Deed from Ernest O. Cherry and wife, Carrie Cherry, dated May 1, 1981 and recorded May 13, 1981 of record in Book 5744, Page 454, in the Register's Office of Davidson County, Tennessee.

FURTHER AFFIANT SAYETH NAUGHT.

Sign: Freda Brownlow
Affiant Name: **Freda Brownlow**

S.S.
STATE OF TENNESSEE
COUNTY OF _____

Subscribed and sworn to before me this ____ day of August, 2025.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Freda Brownlow,** the within named affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me this 2nd day of ~~August,~~ September 2025.

Angela Lyles
Notary Public
My commission expires: 3/23/26

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/02/2025** (date of document).

Jami K Averwater

Affiant Signature

09/10/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **September**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

