This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 1321623 AFFIDAVITH
09/15/2025 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073161

AFFIDAVIT OF HEIRSHIP OF
JULIAN BUCKLEY REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **GRACE REED**, after first being duly sworn, states that:

1. I am an adult citizen and resident of DAVIDSON County, Tennessee.

2. I am the Sister of **JULIAN BUCKLEY REED**, *deceased*, and was acquainted with the him for 31 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **JULIAN BUCKLEY REED,** (The Deceased) died on August 27, 2023, in DAVIDSON County, Tennessee, residing at: 430 Clearwater Dr., Nashville, TN. 37217.

4. At the time of his death, the Deceased was un-married and did not have any children. His only next of kin and heir-at-law was his mother: **JOY BUCKLEY REED**.

   The said **JULIAN BUCKLEY REED** never had any children, natural or adopted, and the individual listed herein is his sole heir at law. (See also Probate Case #23P-1806)

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by JULIAN BUCKLEY REED, *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

   See Legal Description Exhibit "A"

Tax Map # 150 01 0 / 231.00

GRACE REED, Affiant / Date 09/12/25

Send Tax bill to:

Name: *JOY BUCKLEY REED.*
Address: *430 Clearwater Dr..*
Nashville, TN. 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared GRACE REED, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 12 day of Sept, 2025.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 778 on the plan of Edge-O-Lake Estates, Section 16 of record in [plat] Book 4175, page 157, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property.

BEING all the same property conveyed to Julian Buckley Reed, unmarried, by Warranty deed from Opendoor Property C LLC, dated November 19, 2021 and of record as **Instrument #20211129-0157484**, Register's Office for Davidson County, Tennessee.

Tax Map # 150 01 0 / 231.00
Address:
430 Clearwater Dr.
Nashville, TN. 37217

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Sept 12 2025.

Leroy Johnston Ellis, IV, Affiant

Sept. 12, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 12th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 10-20-2026

TERESA HYDE
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires Oct. 20, 2026

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
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Johnny@LJELAW.com