Affidavit in Furtherance of Title

Karen Johnson
Batch # 1323986
09/18/2025 11:06:48 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVIT
5 pgs
20250918-0074584

RE: 4510 Dakota Avenue, Nashville, Tennessee 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, **Kristen Denmon ("Affiant),** being first duly sworn, and under penalty of perjury, deposes and says as follows to the best of their knowledge and belief:

1. I am an adult resident of Williamson County, State of Tennessee.

2. My good friend and neighbor, William Richard Cox, died testate on September 9, 2024, and his estate (the "Estate") is being administered under Case No. 24P2348 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

3. Letters Testamentary have been issued to me, Kristen Denmon, as Executrix..

4. I, Kristen Denmon, am also the sole devisee of the decedent's property and house located and known as 4510 Dakota Avenue, Nashville, TN 37209 (the "Property").

5. The fee simple interest in said property vested in the Decedent as the Sole Surviving Devisee pursuant to the last will and testament of Myrtle Irene Cox Dozier having been admitted to probate on February 20, 1985, in Case Number 76146, Circuit Court, Probate Division for Davidson County, Tennessee. A copy of said will is attached hereto as Exhibit "A". A Quitclaim Deed for the express purpose of creating that fee simple interest in William Richard Cox having been put to record in Instrument Number 20120529-0045974, Registe's Office for Davidson County, Tennessee.

6. An Affidavit of Scrivener's Error correcting the property address as referenced in said Quitclaim Deed is of record in Isntrument Number ~~20120520-0046692,~~ 20120530-0046692, Register's Office for Davidson County, Tennessee.

7. This Affidavit in Furtherance of Title was freely given pursuant to Tenn. Code Ann. $ 66-24-101, *et seq.* in an effort to clarify and establish the chain of title to said property and further evidence of fact that upon the death of William Richard Cox, title to the Property was vested in Kristen Denmon, sole devisee of said Property.

The Affiant did not say anything further.

Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned hereunto set(s) his/her/their hand(s), this 4 day of September, 2025.

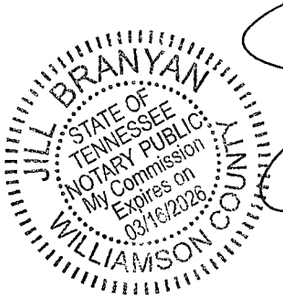
Kristen Denmon

Return to: & Prepared by:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marilyn Pruitt,** with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who acknowledged that they executed the above instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9 day of September, 2025.



Notary Public

LAST WILL AND TESTAMENT

OF

MYRTLE IRENE COX DOZIER

I, Myrtle Irene Cox Dozier, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

FIRST: I direct that those in charge of my estate pay all my just debts owing at the time of my demise including the expense of my illness and funeral services, there being no burial expense as I have donated and/or given my body to Vanderbilt Medical Center of Nashville, Tennessee.

SECOND: I hereby acknowledge that I have funds in local savings and banking institutions which accounts are joint with other persons and I direct that said funds shall go into and become a part of my estate as the other person has no interest in the funds with the exception of being able to withdraw the funds for my personal expenses in the event I am unable to do so.

THIRD: I hereby give, will, devise and bequeath to my brother, William Rigsby Cox and my nephew, William Richard Cox or to the survivor of them, my home located at 4510 Dakota Avenue, Nashville, Davidson County, Tennessee with the following provisions, to wit; that they both have the right to reside in the home and that same will not be sold for a period of five years after my death. At the termination of the five year period, then they have the right to continue residing at the home or the right to sell the property and the net proceeds therefrom

to be divided equally between each of them. In the event the property is not sold by them during the lifetime of both, it is my express desire and intention that upon the death of one, the survivor will own the property in fee, to do with as he desires.

FOURTH: All the rest, residue and remainder of my property, whatever kind and wherever the same may be situated at the time of my death, I give, will, devise and bequeath to my brother, William Rigsby Cox and my nephew, William Richard Cox, share and share alike.

FIFTH: I hereby nominate, designate and appoint my brother, William Rigsby Cox as Executor of this my Last Will and Testament and direct that he not be required to make bond.

IN WITNESS WHEREOF, I have hereunto set my hand and signed each of the two pages of this my Last Will and Testament, this the 1 day of March, 1982.

Myrtle Irene Cox Dozier
TESTATRIX

ATTESTATION CLAUSE

Signed, signified, published and declared by the Testatrix, as and for her Last Will and Testament, in the presence of us, the undersigned, attesting witnesses, who at her request and direction and in her sight and presence and in the sight and presence of each other, have hereunto set our hands as such witnesses, the day and date above written.

Harold E Collins
(Witness)
502 Third Ave N
Nashville, Tennessee 37209

Richard R Hedgepeth
(Witness)
802-5 Woodmont Blvd
Nashville, Tennessee

This Will prepared by Harold E. Collins, Attorney, Nashville, Tennessee.

PAGE TWO - WILL OF Myrtle Irene Cox Dozier

LAST WILL AND TESTAMENT OF ERNEST RAYMOND HOWELL

KNOW ALL MEN BY THESE PRESENTS that I, Ernest Raymond Howell, of Davidson County, Tennessee, being now eighty-one years of age, sane and in my right mind, wish that certain exceptions to the laws of descent and distribution be made in the disposition of my property at my death, and in consequence thereof, I do hereby wilfully and voluntarily make this my last will and testament, hereby revoking any and all former wills and codicils heretofore executed by me.

PROVISION I. I nominate and appoint my wife, Etta Mae Thurmond Howell, as executrix and direct that she act in that capacity without bond. In the event my said wife, Etta Mae Thurmond Howell, does not survive me, or shall fail to qualify, I appoint my son Ray Thomas Howell, of Lebanon, Tennessee, as executor and direct that he act in that capacity without bond.

PROVISION II. I will, give, devise, and bequeath unto my wife, Etta Mae Thurmond Howell, all of my property, real, personal, or mixed, wheresoever situated.

I do hereby subscribe my name to this my last will and testament this 12-28-81 day of December, 1981, in the presence of Peggy Petway and Irene Ragland, the subscribing witnesses hereto.

Ernest R. Howell

In witness whereof we, Peggy Petway and Irene Ragland, at the request of and in the presence of Ernest Raymond Howell, do hereby subscribe our names on this his last will and testament, this 12-28-81 day of December, 1981.

Peggy P. Petway

Irene S Ragland

Ernest R. Howell Probated 2/20/85 76035