This Instrument Prepared By and Return To:

Limestone Title & Escrow, LLC

580 Franklin Road, Ste. 203

Franklin, TN 37069

Karen Johnson
Batch # 1324020
09/18/2025 11:40:58 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20250918-0074630

RE: Travis Dillard, Sr.

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of Tennessee

County of Davidson

Travis Dillard, Jr., herein known as the Affiant, being first duly sworn, deposes and says as follows:

1. That we are residents of Nashville, Davidson County, Tennessee, Nashville, Davidson County, Tennessee, and Nashville, Davidson County, Tennessee, respectively.

2. That we are the heirs of Travis R. Dillard, Sr., herein known as the deceased. Travis Dillard, Sr. died intestate on April 7, 2020, a resident of Davidson County, Tennessee. We have opened probate for his estate in the in the Seventh Circuit Court of Davidson County, TN Docket Number 20P 1345. His estate is not taxable and there are no known claims from creditors. He did not receive any TennCare benefits during his lifetime.

3. That at the time of his death, Travis R. Dillard, Sr. was married to Monica Dillard on July 14, 1996 and were still married upon his passing.

4. That Travis Dillard, Sr. only had two adult children and that the following persons are all of the children of the deceased, natural born or adopted, living or deceased, which, including his spouse, constitute the heirs at law:

   Son, Travis R. Dillard, Jr., Living
   Daughter, Kenia Waller, Living
   Wife, Monica Dillard, Living

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

Lying and being in Davidson County, Tennessee, and being Lot No. 521 on the Plan of Section Eight, Bordeaux Hills, of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Monica Dillard, as to a 1/3 fee simple interest, Travis Ray Dillard, Jr., as to a 1/3 fee simple interest, and Kenia Waller, as to a 1/3 fee simple interest, from Monica Dillard, Administrator of the Estate of Travis Dillard, by Administrator's Quitclaim Deed dated October 6, 2022 and recorded October 18, 2022 in Instrument #20221018-0113768, said Register's Office.

Being the same property conveyed to Travis Dillard from Solomon Webb, Fannie A. Webb, Johnnie B. Webb, William Webb, Jr., Clarke K. Webb, Anita Harris, Michael E. Harris, Carolyn L. Harris, Donald L. Harris, Travis A. Harris, Anjelica S. Harris, Billy Harris, Jr., Anthony A. Harris, Ronald L. Harris, Victoria L. Harris, Albert T. Harris, Patrick D. Harris, Veronica R. Harris, Katherin Webb, and Kathleen Webb, by Warranty Deed dated October 3, 2016 and recorded February 10, 2017 in Instrument #20170210-0014016, said Register's Office. The said Travis Dillard having died intestate April 7, 2020 with Monica Dillard being appointed as Administrator of the Estate of Travis Dillard, Docket No. 20P1345, Seventh Circuit Court for Davidson County, Tennessee.

The above-mentioned property is also known as: 3318 Olsen Lane, Nashville, TN 37218.

Further affiant saith not.

Travis Dillard JR

Travis Dillard, Jr., Affiant

SUBSCRIBED AND SWORN TO before me this 12th day of September, 2025.

Notary Public

My Commission Expires: 11/27/2027

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Travis Dillard, Jr.**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2025.

Notary Public

My Commission Expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Kenia Waller

Kenia Waller, Affiant

SUBSCRIBED AND SWORN TO before me this 12th day of September, 2025.

Notary Public

My Commission Expires: 11/27/2027

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Kenia Waller**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2025.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Notary Public

EXHIBIT "A"
Property Description

WHEREAS, at the time of his passing, the Decedent owned SIX (6) parcels of real property in fee simple located in DAVIDSON County, Tennessee. Said Properties are known as follows:

TRACT NO. 1: Map and Parcel: 20170210-0014016
Property located in Davidson County, Tennessee and descried as follows:
Being Lot No. 521 on the Plan of Bordeaux Hills Subdivision, Section 8, as of record in Book 4175, Page 113, Register's Office for said County to which reference is hereby made for description.
Being a portion of the same property conveyed to Monica Dillard, as to a 1/3 fee simple interest, Travis Ray Dillard, Jr., as to a 1/3 fee simple interest, and Kenia Waller, as to a 1/3 fee simple interest, from Monica Dillard, Administrator of the Estate of Travis Dillard, by Administrator's Quitclaim Deed dated October 6, 2022 and recorded October 18, 2022 in Instrument #20221018-0113768, said Register's Office.
Being the same property conveyed to Travis Dillard from Solomon Webb, Fannie A. Webb, Johnnie B. Webb, William Webb, Jr., Clarke K. Webb, Anita Harris, Michael E. Harris, Carolyn L. Harris, Donald L. Harris, Travis A. Harris, Anjelica S. Harris, Billy Harris, Jr., Anthony A. Harris, Ronald L. Harris, Victoria L. Harris, Albert T. Harris, Patrick D. Harris, Veronica R. Harris, Katherin Webb, and Kathleen Webb, by Warranty Deed dated October 3, 2016 and recorded February 10, 2017 in Instrument #20170210-0014016, said Register's Office.
This is improved property commonly known as: 3318 Olsen Lane, Nashville, TN 37218

TRACT NO. 2: Map and Parcel: 043-13-0-187.00
Property located in Davidson County, Tennessee, being Lot 20 of Block F on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County. Said Lot No. 20 fronts 50 feet on the northerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Travis Dillard by Quitclaim Deed from Christine J. Nilan, of record in Instrument No. 20161020-0111095 and later corrected in Instrument No. 20180820-0082195 by Deed of Correction in the Register's Office for Davidson County, Tennessee.
This is improved property commonly known as: 229 Elm Street, Madison, TN 37115

TRACT NO. 3: Map and Parcel: 069-03-0-002
Property located in Davidson County, Tennessee, being Lots 42 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Travis Dillard by Warranty Deed from Tommy Gentry and Jan Gentry, a married couple, on February 22, 2019 and recorded on February 25, 2019 in Instrument No. 20190225-0016857 with the Register's Office for Davidson County, Tennessee.
This is improved property commonly known as: 4016 Fairview Drive. Nashville, TN 37218

TRACT NO. 4: Map and Parcel: 09202045300
Being Lot No. 243 on the map of the subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said Lot No. 243 front 50 feet on the Southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Travis Dillard by Warranty Deed from Henry A. Bransford on March 23, 2016 and recorded on March 30, 2016 in Instrument No. 20160330-0030131 with the Register's Office for Davidson County, Tennessee.
This is improved property commonly known as: 2415 Eden Street, Nashville, TN 37208

TRACT NO. 5: Map and Parcel: 00400015400
The following described real estate, situated and being located in Davidson County Tennessee, to wit:
Being Lot No. 6 on the Plan of Fred Baxter Subdivision of record in Book 6250, Page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This conveyance also includes 1987 Modular Home VIN # AL28601874133 and VIN #AL2860I874133B, Make BRAW Model AL2.
Being the same property conveyed to Travis Dillard by Warranty Deed from Louis Phillip Lane, a single person, on May 5, 2017, and recorded on May 15, 2017, in Instrument No. 20170515-0048056, Register of Deeds in Davidson County, Tennessee.
This is improved property commonly known as: 8370 Riley Adcock Rd, Joelton, TN 37080

EXHIBIT "A"
Property Description

TRACT NO. 6: Map and Parcel: 081-06-0-185
Property located in Davidson County, State of Tennessee, to-wit:
Being Lot No. 31 on the Plan of Normal Heights, Section 2, of record in Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Travis Dillard by Warranty Deed from Ronald S. Pardue and Nancy S. Pardue, husband and wife, on October 23, 2019 and recorded on October 30, 2019 in Instrument No. 20191030-0111313, Register's Office for Davidson County, Tennessee.
This is improved property commonly known as: 2615 Buchanan, Street Nashville TN 37208.

The said Travis Dillard having died intestate April 7, 2020 with Monica Dillard being appointed as Administrator of the Estate of Travis Dillard, Docket No. 20P1345, Seventh Circuit Court for Davidson County, Tennessee

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