This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1328525 AFFIDAVITH
10/01/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251001-0077897

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September 2025, personally appeared **Marilyn Brown**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Davidson County, Tennessee.

2. That Affiant is personally acquainted with **Rosie L. Turner**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a family friend.

3. At the time of Decedent's death, she was not married. That Decedent died on August 10th, 2025, and was at the time a resident of Davidson County, Tennessee;

4. That Decedent was survived by the following persons:

Beverly Walker **101 Player Court** **Springfield, TN 37172**	**Daughter**

5. That at the time of the Decedent's death, she owned certain property in Davidson County, Tennessee, namely 3903 Kings Lane, Nashville, Tennessee 37218 (*Parcel #05815014100*), and 1728 23rd Avenue North, Nashville, Tennessee 37208 (*Parcel #08110027400*), and more particularly known as follows:

3903 Kings Lane, Nashville, Tennessee 37218

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Creekwood North Subdivision, as of record in Book 4675, page 16, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Rosie L. Turner by Warranty Deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 7710, Page 949, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4765, page 567, Register's Office for Davidson County, Tennessee.

1728 23rd Avenue North, Nashville, Tennessee 37208

BEING Lot No. 349 and the southerly 10 feet of Lot 350 on the Map of J.M., T.J. and G.W. Harding's Subdivision, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of 23rd Avenue North, said point of beginning being located 616 feet northerly from the north margin of Osage Street, running thence with the easterly margin of 23rd Avenue North N6°W 60 feet to an iron pin; thence N82° 15'E 157 feet to an iron pin, said iron pin being located in the westerly margin of a 16 foot alley, thence with the westerly margin of said alley thence S82° 15'W 157 feet to the point of beginning.

BEING the same property conveyed to Rosie L. Turner by Warranty Deed from Hattie M. Cole now Jefferson and husband Willie J. Jefferson of record in Book 6512, Page 162, in the Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

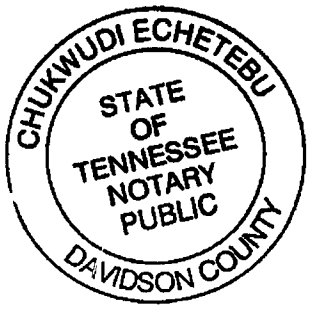
Marilyn Brown
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September 2025.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARILYN BROWN**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of September 2025.



NOTARY PUBLIC

My Commission Expires: July 3, 2028

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 09-30-2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 9-30-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 09-30-2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

