This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Mail Tax Statement to:
Zakiyya Thomas
6708 Seminole Ave.
Louisville, KY 40214

COMES NOW, **Zakiyya Thomas,** daughter and heir, **Sheldon Keeley Bins** daughter and heir, of **DONNA F. BERRY** in this cause, having been duly sworn, who would state to the oath as follows:

1. My name is **Zakiyya Thomas.** I currently reside at 6708 Seminole Ave., Louisville, Kentucky 40214. I am the biological daughter of **DONNA F. BERRY.**

2. My name is **Sheldon Keeley Bins.** I currently reside at 6708 Seminole Ave., Louisville, Kentucky 40214. I am the biological daughter of **DONNA F. BERRY.**

3. **DONNA F. BERRY** died Intestate on the 19th day of August 2022, at the age of 63 years old. A copy of her death certificate is attached as Exhibit 1

4. We are the only children of Donna F. Berry and the surviving heirs to the Estate of **DONNA F. BERRY,** and as such we are the rightful owners of the property described below:

5. We are the sole surviving heir to the Estate of **DONNA F. BERRY,** and as such am the rightful owner of the following described real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot No. 299 on the Plan of Bordeaux Hills, section Two, of record in Book 3600, Page 7, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 299 fronts 51.5 feet along the Northeasterly side of Holland Lane and runs back between lines 107.88 feet on the Northwesterly side and 115.22 feet on the Southeasterly side to a line in the rear on which it measures 65.84 feet.

Being the same property conveyed to Harry Berry and wife Catherine Berry, by Warranty Deed from John M. Morgan and wife, Brenda Gail Morgan, of record in Book 4565, Page 179, in the Register's Office of Davidson County, Tennessee, dated December 30, 1971 and recorded on December 30, 1971.

Karen Johnson Davidson County
Batch # 1332043 AFFIDAVITH
10/08/2025 02 09 01 PM 3 pgs
Fees $17 00 Taxes $0 00
20251008-0080425

Catherine Berry (Also known as Katherine Berry) died intestate on October 21, 1990, leaving Harry Berry the surviving tenant by the entirety.

Harry Berry having since died intestate on July 13, 1995. His interest in the property vested at death in **Harry Michael Berry, Andrew Tyrone Berry, Carolyn Gregory, Cassandra Berry Hasan,** and **Donna Faye Berry** as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and 20220707-0078283 of Record in the Register's Office for Davidson County, Tennessee.
The said **Harry Michael Berry** having subsequently died Intestate on March 29, 2011. His interest in the subject property vested at his death in his heirs at law, **Michael Eugene Berrry, Harold Berry, Malcom Berry, Marquis Ladell Berry, Nigel Berry** and Michelle Berry, as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and 20220707-0078283 of Record in the Register's Office for Davidson County, Tennessee.

The said **Marquis Ladell Berry** having subsequently died intestate on December 11, 2018. His interest in the subject property vested at his death in his sole heir at law **Marquis Ladell Brown, Jr.** as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and 20220707-0078283 of Record in the Register's Office for Davidson County, Tennessee.

Cassandra Hasan, Conservator for Marquis Ladell Brown, Jr. by Letters of Limited Conservatorship Over the Property Only of record in Circuit Court of Davidson County, Docket No. 21P2425.

This conveyance is subject to:

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Bordeaux Hills, as recorded in Plat Book 3600, Page(s) 7.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3537, Page 105.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **3210 Holland Lane, Nashville, Tennessee 37218**.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

STATE OF ~~TENNESSEE~~) Kentucky
COUNTY OF ~~DAVIDSON~~) Jefferson

On this the 30 day of September 2025, before me personally appeared ZIKIYYA THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Z Thomas
ZIKIYYA THOMAS

Sworn to and subscribed before me on this 30th day of September 2025.

S M K
NOTARY PUBLIC

My Commission Expires: 10-19-2028

STEVE M KIRSCH MY COMM EXPIRES 10/19/2028 NOTARY PUBLIC ID # KYNP14319 STATE AT LARGE, KENTUCKY

STATE OF ~~TENNESSEE~~) Kentucky
COUNTY OF Jefferson)

On this the 30th day of September 2025, before me personally appeared SHELDON KEELEY BINS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

SHELDON KEELEY BINS

Sworn to and subscribed before me on this 30 day of September 2025.

S M K
NOTARY PUBLIC

My Commission Expires: 10-19-2028

STEVE M KIRSCH MY COMM EXPIRES 10/19/2028 NOTARY PUBLIC ID # KYNP14319 STATE AT LARGE, KENTUCKY