Karen Johnson
Batch # 1333322
10/13/2025 09 07 44 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251013-0081418

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Robert Eugene McEwen, Brenda Faye Briggs, Steven Wayne McEwen and Sandra Leigh Hawkins
7136 Harper Road, Joelton, Tennessee 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
014 00 0 020.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir(s) of both Robert McEwen and Linda McEwen, the last of which passed intestate, July 7th, 2025, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto herself as the sole lawful heir of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

Land located in the 14th Civil District (formerly 24th District) of Davidson County, Tennessee, and described as follows: Being Lot No. 26 on the Plat showing Highland Heights Subdivision, not of record, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning on the Easterly margin of Harper Road, at a point 879 5 feet North of the Center Line of Highway No. 112; being the corner of Lots No. 26 and 27; thence with the line between said two lots, North 89° East 435 feet; thence North 2° 13' West 100 feet to the Southeast corner of the property conveyed to Buford Biggs and wife, Pearl S. Biggs, by deed from Thomas Lewis, Jr. and wife, as of record in Book 3180, Page 633, said Register's Office; thence with the Southerly line of said Biggs property, South 89° West 435 feet to the Easterly margin of Harper Road; thence with said Road, Southwardly 100 feet to the beginning.

Being the same property conveyed by Executors Special Warranty Deed from Daniel J. Rediker, Executor of the Estate of Patricia Ann Rediker to Daniel J. Rediker, a married person, and Jimmy C. Rediker, II, a married person, as tenants in common, as recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029555 and Warranty Deed from Buford Biggs and wife, Pearl S. Biggs to Jimmy C. Rediker and wife, Patricia A. Rediker, as recorded on the 11th day of July, 1968 in Deed Book 4250, Page 413, in the Register's Office of Davidson County, Tennessee. The above referenced property has never been the principal marital residence of either of the Grantors.

Being the same property conveyed to ROBERT MCEWEN AND LINDA MCEWEN, HUSBAND AND WIFE, by Warranty Deed from DANIEL J. REDIKER, MARRIED and JIMMY C REDIKER, MARRIED, dated August 31st, 2015 and filed September 2nd, 2015, Instrument No. 20150902-0089569 Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 7136 Harper Road, Joelton, Tennessee 37080

The undersigned grantors are the only heirs at law of the deceased. Being duly sworn, they declares as follows:

1. Narrative
   - a Robert McEwen and Linda McEwen were married.
   - b Linda McEwen passed January 18th, 2021.
   - c. Robert McEwen passed July 7th, 2025. He had not remarried.
   - d The children of both Robert McEwen and Linda McEwen are Robert Eugene McEwen, Brenda Faye Briggs, Steven Wayne McEwen and Sandra Leigh Hawkins.
2. Upon the passing of the above, title to this property legally vested with us pursuant Tenn Code Ann § 31-2-103.

Witness my hand the 29th day of SEPTEMBER 2025.

Robert Eugene McEwen

SWORN to and subscribed before me this the 29th day of SEPTEMBER 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires.

DEC 19 2028

***

Witness my hand the 6 day of October 2025.

Brenda Faye Briggs

SWORN to and subscribed before me this the 6 day of October 2025.

JENA R OVERBY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Jena R. Overby
NOTARY PUBLIC
My commission expires:
NOV. 7, 2028

***

Witness my hand the 7 day of October 2025.

Steven Wayne McEwen

SWORN to and subscribed before me this the 7 day of October 2025.

AMANDA CORLEW
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Amanda Corlew
NOTARY PUBLIC
My commission expires:
2/21/2027

***

Witness my hand the 6 day of October 2025.

Sandra Leigh Hawkins

SWORN to and subscribed before me this the 6 day of October 2025.

AMELIA B STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Amelia B. Street
NOTARY PUBLIC
My commission expires:
8/18/2026

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed. I, the above listed grantor conveys the real property to the heir(s) of the descendants.

Witness my hand the 29th day of SEPTEMBER 2025.

Robert Eugene McEwen

SWORN to and subscribed before me this the 29th day of SEPTEMBER 2025.

NOTARY PUBLIC
My commission expires:
DEC 19 2028

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.