Karen Johnson
Batch # 1335417
10/17/2025 12 41 29 PM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVITH
2 pgs

20251017-0082962

This instrument is prepared by:
MIDDLE TENNESSEE PROBATE SOLUTIONS, PLLC
Bobbie Jean Lamar, Attorney
725 Cool Springs Blvd Ste 600
Franklin, TN 37067

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Terran Coleman 102 W. Lenox St. Ashland City, TN 37015	Terran Coleman 102 W. Lenox St. Ashland City, TN 37015	163 - 051 00
Cary Coleman 403 English Ivy Dr Nashville, TN 37211		

AFFIDAVIT OF HEIRSHIP

Comes now the Affiant, JAMES GATELY, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge:

1. I am of the age of majority and competent to give this Affidavit.

2 I make all statements based on my personal knowledge of all the facts contained in this affidavit.

3 I reside at 5521 Cane Ridge Road, Antioch, TN 37013

4 I have known Terran Coleman, his mother, Bobbye Jean Coleman, and his brother, Cary Coleman, for over thirty (30) years, having lived in Antioch, Tennessee together Terran Coleman works for me, and has worked for me, off and on for more than fifteen (15) years

5. On or about August 30, 2025, Bobbye Jean Coleman passed away in Davidson County, Tennessee, where she was residing at 5052 Mt. View Road, Antioch, Tennessee 37013.

6. At the time of her death, Bobbye Jean Coleman was divorced

7 Bobbye Jean Coleman had only two children, Terran Coleman and Cary Coleman

8 The real property to which this Affidavit applies is located at 5052 Mt View Road, Antioch TN 37013 Said parcel of real property is described specifically as follows.

A track of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of a Track No. 1, on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, page 169, Chancery Court at Nashville, described according to survey made by John M. Sullivan, County Surveyor, July 26, 1950, as follows.

Beginning at an old iron pin on the southerly margin of Mount View Road, Williamson's westerly line; thence south 8° 52' west 403 7 feet; thence south 19° 25'west 170 feet to the center of Cane Ridge Road, thence with the center of said Road, north 37° 14' west 293.3 feet, continuing with center of said Road, north 36° 22' west 436 feet, thence with a fence line, and partly with the southerly margin of Mount View Road, south 87° 21' east 556 2 feet to the beginning, containing 3 75 acres, more or less

Being the same property conveyed to Bobbye Jean Coleman by Affidavit of Inheritance of Real Estate, of record with Deed Reference & Instrument Number 20151110-0114291, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as: **5052 Mt. View Road, Antioch TN 37013**.

Further, Affiant sayeth not

Dated this 8 day of October, 2025

James Gately

JAMES GATELY, Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JAMES GATELY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that the statements contained herein are true to the best of his knowledge, information, and belief, and that he executed the foregoing instrument for the purposes therein contained as his free act and deed

WITNESS MY HAND AND OFFICIAL SEAL, this 8 day of Oct, 2025

NOTARY PUBLIC

My Commission expires. 03/20/28

DAVID AUSTON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 20, 2028