Karen Johnson
Batch # 1338101
10/24/2025 08 32 05 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20251024-0084623

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me on this 21st day of October 2025

Notary Public Bonnie K Skipworth My Commission Expires:

BONNI K SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT WAS PREPARED BY
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Map-Parcel Number:	Send tax bills to:
Gregg Nicholson, et al. 8066 Greenbrier Rd. Joelton, TN 37080	016 00 0 158 00	Gregg Nicholson, et al 8066 Greenbrier Rd. Joelton, TN 37080

AFFIDAVIT OF HEIRSHIP

1 Affiant is over the age of eighteen (18) years and is familiar with the family and family history of Annie B Nicholson and Ronald W. Nicholson.

2. Annie B. Nicholson died on March 10, 2021.

3. Annie B. Nicholson was unmarried at the date of her death. She had one child, Ronald W. Nicholson.

4. Ronald W. Nicholson died on February 22, 2025.

5. Ronald Nicholson was unmarried at the date of his death and did not have any children.

6. At the time of her death, Annie B. Nicholson owned property known as 3194 IVEY POINT RD GOODLETTSVILLE 37072 Said property is more fully described as follows:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, and being shown as Tract 2, as recorded in Plat Book 5800, Page 68, Register's Office Davidson County, Tennessee.
SAID Tract 2 begins at a point in the easterly margin of Ivy Point Road and a common corner with Tract 1; thence with the line between this tract and Tract 1, S.48° 27' 09" E. 264.66 feet to a point; thence S. 82° 24' 55" E. 325.09 feet to a point; thence S. 6° 06' 53" W. 165 feet to a point in the Wingo property of record in Book 5103, Page 872, Register's Office Davidson County, Tennessee; thence N. 87° 44' 45" W. 527.34 feet to a point in the Joseph Adcock property of record in Book 5482, Page 402, said Register's Office; thence N. 5° 57' W. 264.3 feet to a monument on the easterly margin of Ivy Point Road; thence following the margin of Ivy Point Road, N. 27° 33' E. 111.53 feet to the point of beginning and containing 2.85 acres, more or less.

Being the same property conveyed to Annie B. Nicholson from Viva Binkley Adcock Hudgens and husband, J.F. Hudgens, of record in Book 5919, Page 393, Register's Office for Davidson County, Tennessee.

The said Annie B Nicholson is deceased, having died intestate, leaving as her sole heir at law Ronald W. Nicholson.

The said Ronald W. Nicholson is deceased, having died intestate, leaving as his heirs at law Joseph Adcock, Alfred Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson, Phoebia Catherine Tate and Gregg Nicholson.

This is unimproved property known as 3194 IVEY POINT RD GOODLETTSVILLE 37072.

7. Pursuant to Tennessee's laws of intestate succession, Annie B. Nicholson's ownership of the property vested upon her death to her sole heir at law, Ronald W. Nicholson.

8 Pursuant to Tennessee's laws of intestate succession, Ronald W. Nicholson's ownership of the property described above vested upon his death to his heirs at law Joseph Adcock, Alfred Adcock, Vickie Cawthorn, Terry Knight, Pamela Angel, David Nicholson, Steven Nicholson, Phoebia Catherine Tate and Gregg Nicholson.

9. The said Alfred Adcock died after Ronald W Nicholson. His Last Will and Testament is probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket # 25P-1836. Alfred Adcock's Will names Joseph Adcock, Annie Nicholson (deceased mother of Ronald W. Nicholson, who was an only child), Mazie Simmons(deceased mother of Vickie Cawthorn, who is an only child), Vickie Cawthorn, and Ronald W. Nicholson (deceased) as the devisees of his real property.

10. The statements made herein are based on Affiant's own knowledge and belief and Affiant is aware that this Affidavit may be relied upon in order to convey and/or insure title to certain real property.

11 This Affidavit of Heirship is given freely pursuant to T.C A. 30-2-712, et seq , to help establish and reflect the heirship with respect to any real property owned by Annie B. Nicholson and Ronald W. Nicholson in Davidson County, Tennessee.

Malcolm B. Tate

Malcolm Berry Tate

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the state of Tennessee, Malcolm Berry Tate ("Affiant"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 21st day of October, 2025.

Bonnie K. Skipworth

NOTARY PUBLIC

My Commission Expires: _____

BONNIE K SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027