Karen Johnson Davidson County
Batch# 1340319 AFFIDAVITH
10/30/2025 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086533

This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

AFFIDAVIT of HEIRSHIP of DIXIE LEE MARIE MAXWELL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Affiant, **Tressa L. Merlin**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson, County Tennessee residing at: 2968 Greer Rd. Goodlettsville, TN 37072.

2. I knew **DIXIE LEE MARIE MAXWELL**, for over 25 years, and am acquainted with her family and children. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **DIXIE LEE MARIE MAXWELL**, (The deceased) died on July 10, 2021, in the state of South Carolina, residing at: 1303 Williams Drive Aiken, SC. 29803.

4. At the time of her death, the surviving next of kin of the deceased were: her surviving Spouse: **David Noel Maxwell, Sr.**, and her children: **Maryann Ellen Brewer, Hannah Ruth Rivers, Laura Leigh Bueller**, and **David Noel Maxwell, Jr.**

   The said **DIXIE LEE MARIE MAXWELL** never had any other children, natural or adopted, and the individuals listed herein were his sole heirs.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by DIXIE LEE MARIE MAXWELL *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

   See Attached Legal Description Exhibit "A"

Tressa L Merlin
Tressa L. Merlin, Affiant

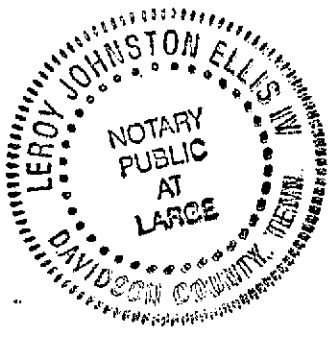
Tax Map# 018 03 0 033.00

Send Tax bill to:

Name: Jack A. Merlin
Address: 327 Isaac Drive
Goodlettsville TN. 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

Subscribed and sworn to before me, this the 30th day of Oct, 2025.



NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee Being Lot No. 77 on the Plan of Connell Estates, Section III, as of record in Book 3600, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 125 feet on the Northerly Margin of Isaac Drive and runs back 353.1 feet on the Easterly line, and 357.9 feet on the Westerly line to a dead line in the rear on which it measures 110 feet.

Being all the same property conveyed to Jack A. Merlin, unmarried, by Warranty Deed from B. F. Overton and wife, Edith M. Overton dated April 5, 1979, and of record in Book 5417, page 383, Register's Office for Davidson County Tennessee. The said "Jack A. Merlin" having died leaving his Spouse: **Kathy Lou Merlin**, and his children: **David Merlin, Danny Merlin, Jack Merlin, Debra Merlin King** and **Dixie Lee Marie Maxwell** as his surviving sole heirs at law, as shown by Affidavit of heirship of record as

Instrument # 202510300086532, Register's Office for Davidson county, Tennessee.

This property known as: 327 Isaac Drive, Goodlettsville, TN. 37027

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct 30 2025.

Leroy Johnston Ellis, IV, Affiant

Oct 30, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 30 day of October, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com