This instrument was prepared by, and after recording return to:

Linville Estate Law
830 Crescent Centre Dr.
Suite 320
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1382672 AFFIDAVITH
02/19/2026 07:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013056

GRANTEE(S): Joseph Ivey and Deborah Columbia

SEND TAX NOTICES TO: 1519 Antioch Pike, Antioch, Tennessee 37013

MAP AND PARCEL NUMBER: 14803005000

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE

COUNTY OF

The undersigned, being duly sworn, deposes and says:

1. My full name is Sandy Goad. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1521 Antioch Pike, Antioch, Tennessee 37013.

3. I have personal knowledge of the matters stated in this Affidavit as I am the neighbor of and have known the decedent for over 30 years.

4. On May 17, 2025, Nancy Louise Ivey died in Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of the Decedent's death, the Decedent resided at 1519 Antioch Pike, Antioch, Tennessee 37013.

6. The Decedent was not married at the time of death and had two children- Joseph Ivey and Deborah Columbia, who are both still living.

7. The real property to which this Affidavit applies is located at 1519 Antioch Pike, Antioch, Tennessee 37013 in Davidson County, Tennessee, more fully described as:

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Cherokee Hills, Section III, as of record in Book 3500, page 79,

Register's Office for Davidson County, Tennessee. Said Lot fronts 75 feet on the southwesterly side of Antioch Pike and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Orville W. Ivey and Nancy L. Ivey by deed from Larry Luther Dickens and wife, mary Tanner Dickens, of record in Book 4356, page 194, Register's Office for Davidson County, Tennessee, the said parties having since divorced, and the said Nancy L. Ivey having quitclaimed her interest in said property to Orville W. Ivey by deed of record in Book 8038, page 53, said Register's Office; the parties having since remarried; the said Orville W. Ivey having died intestate June 26, 2012 leaving as his only heirs-at-law, his wife, Nancy L. Ivey and two adult children, Joseph DeWayne Ivey and Deborah Sue Columbia.
The said Joseph DeWayne Ivey and Deborah Sue Columbia quitclaimed their interest in the property to Nancy L. Ivey by instrument number 20130528-0053544, in Register's Office for Davidson County.

8. The estate of the Decedent was not administered in a proceeding supervised by a court as there are no other probate assets requiring administration.

Sandra K. Goad (Sandy)
Sandy Goad

Sworn and subscribed before me this 16th day of January 2026.

Kelly Sue Allen

My Commission Expires: September 3rd 2029.

KELLY SUE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the 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 January 16, 2026.

Date

Affiant Signature

1-16-2026
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16 day of January, 20 26.

Notary's Signature

My Commission Expires: 04-22-26
Date

Notary's Seal (if on paper)

