PREPARED BY:

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Karen Johnson Davidson County
Batch# 1382740 AFFIDAVITH
02/19/2026 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013166

New Owner Address:
Melinda D. Drake, Reginald D. Drake, Sr., and Vincent Troy Drake
2707 Deerfield Drive
Nashville, TN 37208

Send Tax Bills To:
Same

Map-Parcel Number:
081-06-0-127.00

AFFIDAVIT OF HEIRSHIP

I, **Thomas Lipscomb**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 2702 Jenkins St. Nashville, TN 37208 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Annie Elizabeth Drake ("Decedent") died on October 9, 2025, without leaving a last will and testament.

3. I have known Decedent for approximately 70 years, and I am familiar with Decedent's familial circumstances.

4. Decedent is survived by her children, Melinda D. Drake, Reginald D. Drake, Sr., and Vincent Troy Drake.

5. Upon Decedent's death all right, title, and interest of Decedent to the Property passed by intestate succession to Melinda D. Drake, Reginald D. Drake, Sr., and Vincent Troy Drake as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, February 13, 2026.

Thomas Lipscomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Thomas Lipscomb, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on February ____, 2026.

Notary Public

My Commission Expires: 3-3-26

BRENDA CARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A

Being Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cumberland Gardens, As of record in Book 2900, page 3 and 4, Register's Office for said County, as conveyed To Lindle Drake and wife, Annie E. Drake by deed of record in Book 4042, page 536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Annie E. Drake from Lindle Drake by deed of record in Instrument No. 20031222-0181716, Register's Office of Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2702 Jenkins St. Nashville, TN 37208.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 February 13, 2026.

Affiant Signature

2/18/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 18, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027