Karen Johnson Davidson County
Batch# 1405241 AFFIDAVITH
04/14/2026 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030477

This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: November 17, 2025 File No.: 25-2142	Property: 1805 Hayden Drive Nashville, TN 37216
Buyer(s): Ronquez Houston Black	Seller(s):

Brenda Humphrey, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at 340 Pullen Ave, Nashville, TN 37207.

2. That Affiant personally knew **Myra Ann Black**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: _____.

3. That Affiant personally knew the Decedent for 26 years.

4. At the time of death, decedent was [✓] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held a **PERCENTAGE OR FRACTION** undivided interest in the following described real estate in **DAVIDSON** County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 41 on the Plan of Burchwood Gardens, Section 2, as of record in Book 2900, Page 66, Register's Office for said County.

Said Lot No. 41 fronts 75 feet on the easterly side of Hayden Drive and runs back 192.14 feet on the northerly line and 153 feet on the southerly line, to a dead line m the rear, which is a broken line, on which it measures 126.18 feet.

Being the same property conveyed to Ronquez Black by Quitclaim Deed from Beverly Baugh and Sandra Adams of record in Instrument No. 20251007-0079917 Register's Office for Davidson County, Tennessee, dated September 19, 2025 and recorded on October 07, 2025.

7. That Decedent died on **September 22, 2024,** and was at the time a resident of 1805 Hayden Dr, **Davidson** County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Beverly Baugh _____
Sandra Adams _____

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Beverly Baugh _____
Sandra Adams _____

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Beverly Baugh

Sandra Adams

11. Additional information, if any, either known or understood to be true by Affiant:

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 13th day of November 2025.

Brenda Humphrey

Affiant Brenda Humphrey

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 13th day of November 2025.

Notary Public

My Commission Expires: 9/3/2029

MITCHEL AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

202604140030477

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 13. 2025

Affiant Signature

14th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

