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

Karen Johnson Davidson County
Batch# 1410500 AFFIDAVITH
04/23/2026 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260423-0034455

AFFIDAVIT OF HEIRSHIP of ELISABETH WELLS-RILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, BENJAMIN F. WELLS, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 4829 Everest Dr. Old Hickory, Tennessee 37138.

2. **ELISABETH WELLS-RILEY,** *deceased,* was my mother. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **ELISABETH WELLS-RILEY,** (The Deceased), died on APRIL 14, 2026, in **Davidson** County, Tennessee, residing at 109 Chitwood Ct., Old Hickory, TN. 37138.

4. **ELISABETH WELLS-RILEY** had only one (1) child during her lifetime being: **BENJAMIN FORSYTHE WELLS.**

5. At the time of her death, the said **ELISABETH WELLS-RILEY** was unmarried, her husband **Ben A. Riley**] having preceded her in death on August 22, 2014.
At the time of her death, the surviving next of kin of ELISABETH WELLS-RILEY was, **BENJAMIN FORSYTHE WELLS.**

6. 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 **ELISABETH WELLS-RILEY** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and to confirm the vesting of title to certain property described as follows:

See Attached Legal Description Exhibit "A"

AND 1995 GMC Pickup Truck VIN # 2GTEK19KXS1504184
1997 Chevrolet Van VIN # 1GCHG39F1098447
1998 Subaru "SW" VIN # JF1GF4850WG800985

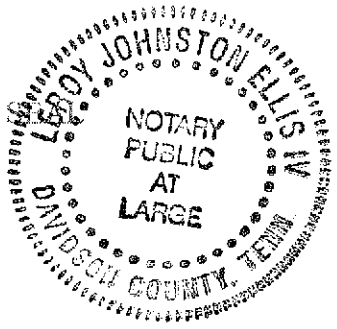
B F Wells, 4/23/26
BENJAMIN F. WELLS, Affiant / Date

Tax Map # 063 16 0B / 185.00
Send Tax bill to:
Name: *Benjamin F. Wells.*
Address: *4829 Everest Dr.*
Old Hickory, TN. 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy S. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared BENJAMIN F. WELLS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 23rd day of April, 2026.



NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING Lot No. 267 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in [plat][1] Book 6900, page 405 and as amended in Book 6900, pages 550 thru 552, and corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee to which plan, as amended and corrected, reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Ben A. Riley and wife, Elisabeth Wells-Riley by deed from Fox Ridge Homes, Inc., dated March 29, 1991 and of record in Book 8323, page 71, Register's Office for Davidson County, Tennessee. The said Ben A. Riley having died August 22, 2014, leaving his surviving spouse, Elisabeth Wells-Riley as the surviving tenant by the entireties.

Tax Map # 063 16 0B / 185.00

Address: 109 Chitwood Ct.
Old Hickory, TN. 37138

[1] Davidson County, Tennessee does not maintain separate "Plat Books".

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 April 23 2026.

Leroy Johnston Ellis, IV, Affiant

04-23, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 23 day of April, 2026.

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
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Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com