Karen Johnson
Batch # 1419354
05/12/2026 12:24:25 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260512-0042674

Prepared by:
Karen Grissom
P.O. Box 321
Joelton, TN 37080

Affidavit of Heirship

State of Tennessee, Davidson County

The undersigned Affiants, being first duly sworn, depose and state as follows:

1. DECEASED: Virtie Patricia Chapman Estes (the "Decedent") departed this life on the 9th day of March, 2021, in Davidson County, Tennessee. At the time of death, the Decedent was a resident of 4119 Grays Point Road, Davidson County, Nashville, Tennessee.
2. INTESTACY: The Decedent died intestate, leaving no Last Will and Testament. No petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.
3. MARITAL: At the time of death, the Decedent was widowed.
4. HEIRS-AT-LAW: The following are the only children and sole heirs-at-law of the Decedent: Cathy Sparks, 1503 McGavock Pike, Davidson County, Nashville, Tennessee, and Karen Sue Grissom, 4119 Grays Point Road, Davidson County, Nashville, Tennessee.
5. PROPERTY DESCRIPTION: At the time of death, the Decedent owned the following real property located in Davidson County, Tennessee, described as: Address: 4119 Grays Point Road, Parcel # 029 00 0 132.00, Legal Description: Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, on October 3, 1959, as follows: Land designated on said survey as Lot. No. 5, lying on the south side of Grays Point Road, beginning at a point in the center of said road, the northeast corner of the property conveyed to George D. Riddle and wife, by deed of record in Book 3371, Page 1, Register's Office for Davidson County, Tennessee; thence along the center of said road south 85 degrees east 214 feet to a point; thence south 13 degrees west 406 feet to a point in the line of John Alta; thence north 88 degrees west 146 feet to a point, the southeast corner of the said George D. Riddle property; thence with Riddle's east line north 3 degrees east 412 feet to the point of the beginning.
6. PURPOSE: This Affidavit is made for the purpose of establishing the chain of title to the above-described property in the heirs-at-law pursuant to T.C.A. 30-2-712.

FURTHER AFFIANTS SAYETH NOT.

Cathy Sparks

(Affiant 1 Signature)

Sandra J Brewer Johnson

(Affiant 2 Signature- Witness 1)

Stephen Johnson

(Affiant 3 Signature- Witness 2)

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 8th day of May, 2026.

Delia Mitchell

(Notary Public)

My Commission Expires: January 24th 2028

DELIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 24, 2028