This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Property ID: 052 05 0029.00

Karen Johnson
Batch # 1424643
05/22/2026 12:46:24 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260522-0047079

Affidavit as to Heirs

(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Tennessee
County of Davidson

On the date(s) stated hereinbelow, before the named notary public, personally appeared Alan L. Marx, to me personally known (or proved to be by satisfactory evidence), who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Jack Howard Friedman, deceased, who was a former owner of the following property located at 778 Oakdell Avenue, Madison, TN 37115, with the legal description as follows:

See Exhibit "A".

That Affiant is a long-time friend of the family for over fifty years and is familiar with the family history of Jack Howard Friedman

That title to the afore-described real property was vested in Jack Howard Friedman when he died on June 27, 2025, at his residence, 1007 Carolyn Avenue, Nashville, TN 37216 leaving as his sole heirs at law his two brothers, Alan Spencer Friedman and Larry Stephen Friedman.

Affiant states that the decedent's parents pre-deceased him. Affiant states that the decedent left no surviving spouse, no children, natural or adopted, or descendants of deceased children or adopted children except the two brothers as listed above.

Jack Howard Friedman died without a duly witnessed Last Will and Testament and his intestate estate is being probated in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 25P1570, Jack Howard Friedman, Deceased. Letters of Successor Administration being issued on December 18, 2025.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Alan L. Marx, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Alan L. Marx

Sworn to and subscribed before me on this 22 day of May, 2026.

Notary Public
My Commission Expires: _____



ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan L. Marx, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of May, 2026.

Notary Public

My commission expires: 7-3-2028



EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Plan of the RESUBDIVISION OF POWER AND ROTH'S SUBDIVISION at Madison, Tennessee of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 87 feet on the Easterly side of Oakdell Avenue and runs back between lines, 150 feet on the North line and 151 feet 8 inches on the South line, along the North margin of Madison Boulevard, which is a slight curve, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Jack H. Friedman, by Warranty Deed from Charlotte Castro, Limited Conservator for the property of Willie Dabbs Binkley, of record in Instrument No. 20110803-0059624, in the Register's Office of Davidson County, Tennessee, dated August 02, 2011, and recorded on August 03, 2011. Jack Friedman died on or around June 27, 2025, intestate, as shown in Docket No. 25P1570 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).