This instrument was prepared by:
Lucas D. Bottorff
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135

Karen Johnson
Batch # 1429384
06/08/2026 10:55:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260608-0051375

GRANTEE(S): Rudolph Edwin Sanders, Jr.
McKenna Staley
Landreth Smith

SEND TAX NOTICES TO: 1614 SOUTH OBSERVATORY DR.
NASHVILLE, TN 37215

MAP PARCEL NUMBER: 16DA-23060

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My name is Patrick H. Waggoner, I will refer to myself in this Affidavit as the Affiant.

2. I reside at 5198 Regent Drive, Nashville TN 37220.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On July 22, 2010, Rudolph Edwin Sanders, Sr. ("Mr. Sanders") died in Nashville, Davidson County, Tennessee.

5. On April 1, 2024, Leigh Sanders Smith ("Ms. Sanders") died in Nolensville, Williamson County, Tennessee.

6. On March 15th, 2025, Mary Jo Sanders, ("Ms. Sanders") died in Nashville, Davidson County, Tennessee.

7. The real property to which this Affidavit applies is located at 1614 South Observatory Dr., Nashville, TN, more fully described as:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 75.0 feet on the northerly edge of Observatory Drive and runs back between parallel lines 150.0 feet to a dead line.

For prior title, see Book 4903, page 431 in the Register's Office of Davidson County, Tennessee.

6. At the time of the death of Ms. Sanders, she resided at 1614 South Observatory Dr., Nashville, TN and was widowed and unmarried.

7. To the best of my knowledge, the estate of Ms. Sanders was not administered in a proceeding supervised by a court.

8. I am a friend of the family and know the family well, but a disinterested party to the estate.

9. Ms. Sanders' husband, Rudoph Edwin Sanders, Sr. died July 22, 2010 and Ms. Sanders was unmarried at the time of her death. She had two children, Leigh Sanders Smith and Rudolph Edwin Sanders, Jr. Her daughter Leigh Sanders Smith died April 1, 2024. Rudolph Edwin Sanders, Jr. is her son and McKenna Staley and Landreth Smith are the heirs of the estate of Leigh Smith, inheriting her share at the time of Ms. Sanders' death. Rudolph Edwin Sanders, Jr and McKenna Staley and Landreth Smith are the heirs of Ms. Sander's estate.

Patrick Hale Waggoner

Affiant – Patrick Hale Waggoner

Sworn to and subscribed before me this 9 day of May, 2025. 2026 ERW

My Commission expires:

Eddie R. Wood

Notary Public

EDDIE R. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY