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
Batch # 1433634
06/16/2026 09:54:10 AM
Fees: $22.00 Taxes: $0.00
Davidson County
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AFFIDAVIT OF HEIRSHIP of EVALINA CASEY CHEADLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **Larry Wayne Mitchell, Jr.**, after first being duly sworn, makes oath that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 111 Mavella Ct; Goodletsville, TN. 37072.

2. **EVALINA CASEY CHEADLE**, *deceased*, was my mother and I was acquainted with the her for 33 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **EVALINA CASEY CHEADLE**, (The Deceased), died on March 3, 2026, in **Davidson** County, Tennessee, residing at 3700 Franklin Road, Nashville, TN. 37204. (See Davidson County Probate Case #**26P-516**).

4. **EVALINA CASEY CHEADLE** had only two (2) children during her lifetime: **Larry Wayne Mitchell, Jr.**, and **John Cheadle Mitchell**, (*pre-deceased*).

5. At the time of her death, the said **EVALINA CASEY CHEADLE** was unmarried, and her son, **John Cheadle Mitchell** died, in 2022 without issue.
At the time of her death, the surviving next of kin of **EVALINA CASEY CHEADLE** was her son, **Larry Wayne Mitchell, Jr.**

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 **EVALINA CASEY CHEADLE** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Descriptions Exhibit "A"

Larry Wayne Mitchell, Jr., Affiant / 6/15/26 / Date

Tax Map # 118 15 0 / 002.00
082-16-0 / 086.00

Send Tax bills to:
Name: *Larry Wayne Mitchell, Jr.*
Address: 3700 Franklin Road,
Nashville, TN. 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah Schiller, the undersigned, a notary public in the state of Tennessee, personally appeared Larry Wayne Mitchell, Jr., 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 15th day of June, 2026.

DEBORAH SCHILLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/22/30

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I

3700 Franklin Rd.
Nashville, TN. 37204
Tax Map # 118 15 0 / 002.00

Land in the 6th, formerly the 9th , Civil District of Davidson County, Tennessee, being part of the Thompson Lands situated on the East side of the Franklin Road, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 9, 1955, as follows:

Beginning at a point on the Easterly margin of Franklin Road, at the Southwest corner of Tract No. 1 conveyed to H. E. Flippen by deed from C. C. McClure and wife, of record in Book 1046, page 565, Register's office for said County; thence with said Flippen's Southern boundary line, North 81 degrees 33 minutes, 50 seconds East 1248 feet to a point in the Westerly right-of-way line of the L. & N. Railroad; thence with same South 31 degrees 55 minutes East 277.74 feet; thence South 81 degrees 33 minutes 50 seconds West 1360.6 feet to the Easterly margin of said Road; thence with same, North 8 degrees 00 minutes West 254.75 feet to the beginning, containing 7.63 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION ARE TWO PARCELS OF LAND CONVEYED TO THE STATE OF TENNESSEE BY DEED IN BOOK 4543, PAGE 647, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

Parcel #1 (part of I-65). Beginning at a point in the Westerly margin of the L. & N. Railroad Right of Way said point being H. E. Flippen's Southeast corner; thence with said Railroad Right of Way Southwestwardly 277.74 feet to Alma G. Humphrey's Northeast corner, thence with Humphrey's North boundary line South 85 degrees 30 minutes West 430 feet more or less to a point which is 170 feet Southwest of centerline station 284+90 of proposed I-65; thence North 34 degrees 34 minutes 20 seconds North 295.53 feet to a point in Flippen's South boundary line; thence with said boundary line North 85 degrees 30 minutes East 460 feet more or less to the point of beginning and containing 2.60 Acres.

Parcel #2 (part of U-006). Beginning at a point in the Easterly margin of Franklin Road said point being Alma Humphrey's Northwest corner; thence with said margin North 4 degrees 24 minutes 19 seconds West 254.75 feet to H. I. Flippen's Southwest corner; thence with Flippen's South margin South 85 degrees 05 minutes West 147 feet; thence South 4 degrees 24 minutes 19 seconds East 254.75 feet to Humphrey's North boundary; thence with said boundary line North 85 degrees 05 minutes West 147 feet to the point of beginning and containing 0.86 Acres.

Being all the same property conveyed to, Larry Mitchell and wife, Evalina C. Mitchell, by Deed from Catherine Eunice Campbell, unmarried, dated Sept. 30, 1994, and of record in Book 9485, page 200, Register's Office for Davidson County, Tennessee. The property being transferred to EVALINA CASEY CHEADLE pursuant to Davidson County Divorce Decree, Case # 00D-84 and by deed from Larry W. Mitchell, (Sr.) , dated February 15, 2001 and of record as Instrument # 20010315-0025013, Register's Office for Davidson County, Tennessee.

Evalina C. Mitchell, Evalina C. Cheadle, and Evalina Casey Cheadle are all one-and-the-same person.

TRACT II

818 Woodland Street
Nashville, TN. 37206
Tax Map # 082-16-0 / 086.00

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Kinnard and Bransford Subdivision of record in [Plat] Book 57, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to, Evalina C. Cheadle by deed from Jennifer Richardson, and Ryan Richardson, husband and wife, dated May 23, 2017 and of record as Instrument # 20170526-0052737, Register's Office for Davidson County, Tennessee.