Karen Johnson
Batch # 1438235
06/25/2026 01:05:10 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260625-0057547

# AFFIDAVIT OF HEIRSHIP

**STATE OF TENNESSEE}**

**COUNTY OF DAVIDSON}**

The undersigned, being duly sworn, deposes and says:

1. I, Ramsdale O'DeNeal, am an attorney licensed in Tennessee. I am also personally acquainted with the family and history of the Decedent referenced below.

2. The Decedent, Vanesse Hambrick Sneed, was the owner of the property described below:

3. The above named Vanesse Hambrick Sneed died on August 21, 2025, and was the wife of Michael Sneed and the mother of Taryn Sneed, Taylor Sneed and Aleya Sneed. By the laws of Descent and Distribution, Michael Sneed, is the owner of a one-third interest and Taryn Sneed, Taylor Sneed and Aleya Sneed are now the owners of a two-thirds undivided interest held solely by Vanesse Hambrick Sneed, deceased, of the real property in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 122, on the Subdivision Plan of Forest View Park, Phase II, Section V, of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.
>
> Being the same property conveyed to Vanesse Hambrick Sneed, by deed of record from Janice L. Perry, unmarried, on April 1, 1994, of record in Book 9303, Pages 909-910, Register's Office for Davidson County, TN.

This is improved property known as 3141 Kinwood Drive, Antioch, TN 37013, with the Map and Parcel as follows:

150 090 194.00

4. That Michael Sneed, Taryn Sneed, Taylor Sneed and Aleya Sneed received their interest being the recipients of the real estate under the provisions of the law of descent and distribution of Tennessee.

Said property may be subject to such limitations , restrictions and encumbrances as may affect the premises.

Ramsdale O'DeNeal

**STATE OF TENNESSEE }**

**COUNTY OF DAVIDSON}**

Before me, a Notary Public, personally appeared Ramsdale O'DeNeal, the within named affiant, with whom I am personally acquainted, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed said instrument for the purposes herein contained as his free act and deed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal in said County on this 25th day of JUNE, 2026.

George H. Thompson, III

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC Davidson

My Commission Expires: 01/22/2029

This instrument was prepared by:

Monte D. Watkins
Attorney at Law
4448 Enchanted Circle
Nashville, Tennessee 37218