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 Davidson County
Batch# 1447830 AFFIDAVITH
07/16/2026 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260716-0064259

AFFIDAVIT OF HEIRSHIP of PATRICK A. DOUGHERTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **Benjamin F. Wells**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 4829 Everest Dr. Old Hickory, TN. 37138.

2. **PATRICK A. DOUGHERTY**, *deceased*, was my Father-in-law and I was acquainted with the him for 23 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **PATRICK A. DOUGHERTY**, (The Deceased), died on June 21, 2026, in **Davidson** County, Tennessee, residing at 4808 Everest Dr., Old Hickory, TN. 37138.

4. **PATRICK A. DOUGHERTY** had one (1) child during his lifetime who is: **PATRICIA A. WELLS.**

5. At the time of his death, the said **PATRICK A. DOUGHERTY** was unmarried. At the time of his death, the surviving next of kin of PATRICK A. DOUGHERTY was his daughter, **PATRICIA A. WELLS.**

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 **PATRICK A. DOUGHERTY** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:
1997 Harley Davidson Motorcycle VIN #1HD4CEM14VY212187

See Attached Legal Description Exhibit "A"

B. F. Wells / 7/13/2026
Benjamin F. Wells, Affiant / Date

Tax Map #065 09 0 05400

Send Tax bill to:
Name: *PATRICIA A. WELLS.*
Address: *4829 Everest Dr.*
Old Hickory, TN. 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, on the 13th day of July, 2026.

SEAL

NOTARY PUBLIC
My Commission Expires: 01/24/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared **Benjamin F. Wells**, 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 to before me on the 13th day of July, 2026.

SEAL

NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No 88 on the plan of Section Three Sherwood Forest as of record in Book 4460 page 81 Register's Office for Davidson County Tennessee to which plan reference is hereby made for a more complete description.

Being all the same property conveyed to, PATRICK A. DOUGHERTY, unmarried, by deed from Mary L. Crawford and Randolph Moore dated June 14, 2013 and of record in Book 3795, page INSTRUMENT #20130618-0062260, Register's Office for Davidson County, Tennessee.

Tax Map #065 09 0 05400

Property Address:
4808 Everest Dr.
Old Hickory, TN. 37138

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on July 13 2026.

Leroy Johnston Ellis, IV, Affiant

July 14, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 14th day of July, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
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Johnny@LJELAW.com