Karen Johnson
Batch # 1451435
07/24/2026 09:40:04 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
20260724-0067544

This Instrument Prepared By:

Michelle Handelsman, Esq.
Handelsman Law
PO Box 50583
Nashville, TN 37205

AFFIDAVIT OF HEIRSHIP

On this 14th day of July, 2026, before me personally appeared Paul Robert Allen and Tami Brightman ("Affiants"), along with Garry Capley's surviving siblings, Vickie Whaley, Johnnie Ray Capley, Larry Capley, and Vanessia Crook, who having been duly sworn, depose and say:

That they are at least eighteen (18) years of age and residents of the State of Tennessee;

That they were personally acquainted with Garry Capley ("Decedent") during Decedent's lifetime and were familiar with Decedent's family history;

That Garry Capley died intestate on February 26, 2026, a resident of Davidson County, Tennessee;

That Garry Capley was unmarried and had no children;

That Garry Capley's parents, Johnny Capley and Bessie Pearl Taylor, predeceased him.

That Garry Capley had five (5) siblings, Vickie Whaley, Johnnie Ray Capley, Larry Capley, Vanessia Crook, and Anthony Capley.

That Garry Capley's brother, Anthony Capley, predeceased him and had no children.

That all persons above named are at least eighteen (18) years of age.

That they acknowledge and agree that all statements and representations in this Affidavit may be relied upon by a title company and a title insurance company in the issuance of a loan policy of title insurance covering the premises described in Exhibit A attached hereto.

Further, Affiants sayeth not.

Paul Robert Allen, Affiant

Tami Brightman, Affiant

Vickie Whaley, Decedent's Surviving Sibling

Johnnie Ray Capley, Decedent's Surviving Sibling

Larry Capley, Decedent's Surviving Sibling

Vanessia Crook, Decedent's Surviving Sibling

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Michelle Handelsman, personally appeared Paul Robert Allen, Tami Brightman, Vickie Whaley, Johnnie Ray Capley, Larry Capley, and Vanessia Crook, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2026.

Notary Public

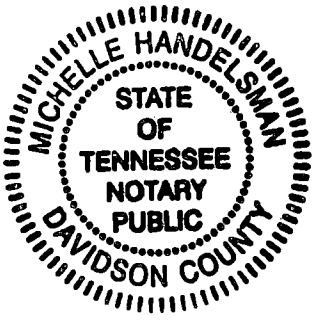
MICHELLE HANDELSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-5-2030

SWORN TO AND SUBSCRIBED before me this 14th day of July, 2026.

Notary Public

My Commission Expires: 3-5-2030



BOOK 5296 PAGE 612

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 9th DAY OF June, 19 78

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARRY CAPLEY (NAME)	THE CHAMBERLAIN COMPANY (NAME)	6DA 56700
176 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 8254 (STREET ADDRESS)	Map 133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37411 (CITY) (STATE) (ZIP)	Parcel 199

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRYAN P. BOONE and wife, KAREN M. BOONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARRY CAPLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No.27 on the Map of Parma Heights Subdivision, Section 2, as of record in Book 2083, page 71, Register's Office for said County.

SAID Lot No. 27 fronts 149.1 feet on the northerly side of Wheeler Avenue and runs back 306 feet on the westerly line and 224.6 feet on the easterly line, to a broken line in the rear measuring 182.1 feet thereon.

BEING the same property conveyed to Bryan P. Boone and wife, Karen M. Boone by deed from Charles A. Deshler and wife, Bonnie L. Deshler of record in Book 5124, page 27, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Chamberlain Company, of record in Book 5124, page 29, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 176 Wheeler Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of June, 19 78

Bryan P. Boone
BRYAN P. BOONE

Karen M Boone
KAREN M. BOONE

BOOK 5296 PAGE 613

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRYAN P. BOONE and wife, KAREN M. BOONE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 19 78

Commission expires 8/15/79 Betty G. Freeman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM BRYAN P. BOONE, et ux

KAREN M. BOONE

TO GARRY CAPLEY

PLEASE FILE BOX "7"

E. 7. 0. 2. 5. 0.

IDENTIF. REFERENCE

JUN 9 1 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-9 78	CONV	36,500.00			
JUN-9 78	S'TAX		B*	94.90	
JUN-9 78	PR'FEE		B*	.50	
JUN-9 78	W'DEED		B*	4.00	* 99.40