Karen Johnson Davidson County
Batch# 297867 AFFIDAVITH
10/09/2019 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191009-0103296

Instrument Prepared By: Thomas Longaberger, Attorney at Law
209 Gann Drive
Nashville, TN 37210
(615) 259-2070

AFFIDAVIT OF HEIRSHIP

I, Latasha Johnson, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

1. I am personally familiar with the family and marital history of Peggy Ann Odom ("Decedent") with full knowledge of the facts stated in this affidavit.

2. Decedent died on May 22, 2019. At the time of decedent's death, her residence was 3927 Drakes Branch, Nashville in Davidson County, Tennessee.

3. Decedent was unmarried at the time of her death.

4. Decedent was never married.

5. Decedent had only two children: Christal Bright and Anthony L. Gill.

6. Decedent did not have any other children.

7. Decedent died without leaving a written will.

8. Decedent's Estate is currently being probated in Davidson County, Tennessee case number 19P1556.

9. At the time of her death, Decedent owned real property in Davidson County, Tennessee located at 3927 Drakes Branch Road, Nashville, TN 37218 that is further described below:

Being Lot No.115, on the plan of Hermitage Hills, as of record in Plat Book 2900, page 48-49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

10. The following are the only heirs of Decedent:

Christal Bright
3927 Drakes Branch Road
Nashville, TN 37218

Anthony L. Gill
3927 Drakes Branch Road
Nashville, TN 37218

This affidavit is given as an inducement for First American Title Insurance Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify First American Title Insurance Company and Broker Title & Escrow, LLC, and/or anyone relying on this document for any loss caused by a misstatement of facts.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 27 day of September, 2019.

LaTasha Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Latasha Johnson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 27 day of September, 2019.

Notary Public

My Commission Expires: 7-3-2023

JODY MARION HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212