Karen Johnson Davidson County
Batch# 332515 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
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This instrument was prepared by:
The Higgins Firm, PLLC
525 4th Avenue South
Nashville, TN 37210
GRANTEE(S): SHANNON JEAN ANDERSON & VERNON SPICER

SEND TAX NOTICES TO: 515 BASSWOOD AVENUE, UNIT C-32, NASHVILLE, TN 37209

MAP PARCEL NUMBER: 091 09 0 281.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My name is Darrel Miller. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1020 Lischey Avenue, Nashville, TN 37207.

3. I have personal knowledge of the matters stated in this Affidavit as a friend of Judy Daniels.

4. On June 27, 2018, Judy Daniels died intestate in Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of her death, the Decedent resided at 511 Nall Avenue, Nashville, TN 37221.

6. At the time of her death, the Decedent was divorced and was survived by two children: Shannon Jean Anderson and Vernon Spicer. The Decedent had no other children, natural or adopted.

7. The real property to which this Affidavit applies is located at 511 Nall Avenue, Nashville, TN 37221 in Davidson County, Tennessee, more fully described as:

   Lot 5-A zone lot division lots 4 & 5 on the Plan of Nall Heights as shown by a map of record in Plat Book 5190 at page 548, as amended in Book 5200 at page 733, in the Davidson County, Tennessee Register of Deeds office,

   Being the same property conveyed to Judy Daniels from Beverly A. VanHook and husband Francis M. VanHook, Jr. by General Warranty Deed, of record in Instrument No. 20021007-0121923 in the Davidson County, Tennessee Register of Deeds office.

8. Accordingly, the Decedent's two surviving children – Shannon Jean Anderson and Vernon Spicer are the beneficiaries of the Decedent's estate and the heirs to the aforementioned property in two (2) equal shares.

9. The estate of the Decedent was not administered in a proceeding supervised by a court.

Darrel Miller

Darrel Miller, Affiant

Sworn to and subscribed before me this 13th day of December, 2019.

My Commission expires: 7-3-23

Notary Public

