Prepared by:
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Karen Johnson Davidson County
Batch# 343521 **AFFIDAVITH**
01/15/2020 10:58:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005373

AFFIDAVIT OF HEIRSHIP
as to
JAMES DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of December, 2019, before me personally appeared Melissa Stevens, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, residing at 5471 Buena Vista Pike, Whites Creek, TN 37189.

That Affiant was personally acquainted with James Davis, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Affiant is a disinterested party.

That Decedent died on August 21, 1992 and that the decedent's place of residence and homestead at the time of death, was as follows: 1720 Simpkins Street, Nashville, Tennessee 37208.

That Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse:	**None – Divorced**	
	Name	Address
Surviving Children:	**Roderick W. Davis**	**608 Robert Cartwright Drive Goodlettsville, TN 38208**
	James Davis, Jr.	**3234 W. Hamilton Avenue Nashville, TN 37218**
	DeWanda Davis Brooks	**3117 Hydes Ferry Road Nashville, TN 37218**
	Angelia Booker	**1808 B Ashland Avenue Nashville, TN 37218**
	James Davis Anthony	**1720 Simpkins Street Nashville, TN 37208**

	Name	Address
Deceased Children:	**NONE**	
	Name	Address
Adopted Children:	**NONE**	
	Name	Address
Children of Deceased or Adopted Children:	**NONE**	
	Name	Address
Surviving Parents:	**NONE**	
	Name	Address
Surviving Siblings:	**NONE**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John A. Bells Subdivision of the Mary J. Foxland of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Northerly side of Simpkins Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Davis, unmarried by Installment deed from Henry Binkley and wife, Mildred L. Binkley of record in Book 5084, page 963, Register's Office for Davidson County, Tennessee, dated November 01, 1976 and recorded on November 04, 1976.

Being the same property conveyed to Kathryn Wright c/o Bone McAllester Norton PLLC by Final Decree Confirming Sale deed from James Davis of record in Instrument No. 20181219-0123351 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 19, 2018. Report of Sale recorded on October 19, 2018, in Instrument No. 20181019-0103950.

Decree for Redemption recorded on October 08, 2019, in Instrument No. 20191008-0103069 where property is divested out of Kathryn Wright and vested into James Davis.

Being also known as 1720 Simpkins Street, Nashville, Tennessee 37208.

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent **DID NOT** leave a will.

Further the Affiant sayeth not.

Melissa Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 12th day of December, 2019.

Notary Public

My Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023