This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 397957 AFFIDAVITH
05/08/2020 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200508-0048266

AFFIDAVIT OF HEIRSHIP

I, **Mattie Bond,** hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant presently resides at the following address:
   1001 BETTY MANLEY ROAD DENMARK TN 38391
2. That Affiant knew **Jimmie Bryant, Sr.,** hereinafter referred to as Decedent and has personal knowledge of the family of the Decedent.
   a. Affiant was a personal acquaintance of the Decedent and of the family of the Decedent, having known Decedent for more than 30 years.
3. That Decedent died on **April 29, 2012**, and was at that time a resident of Davidson County, State of Tennessee.
4. That Decedent was widowed at the time of his death by **Lillian Bryant** and had not remarried.
5. That **Annie Stanford, Shirley Bryant-Lowe, and Jimmie Bryant, Jr.** were the only children born to or adopted by Decedent during his lifetime.
   a. That **Annie Stanford** conveyed her interest in 1209 Sweetbriar Ave, Nashville, TN 37212 to Jimmie Bryant, Jr.
   b. That Quitclaim Deed was recorded in the Davidson County Register of Deeds office Instrument Number 20130618-0062132.
6. That **Shirley Bryant-Lowe** predeceased the Decedent.
7. That **Rhonda Lowe and Cheryl Lowe-Kirkwood** were the only children born to or adopted by Shirley Bryant-Lowe during her lifetime.
   a. That **Rhonda Lowe and Cheryl Lowe-Kirkwood** conveyed their interest in 1209 Sweetbriar Ave, Nashville, TN 37212 to Jimmie Bryant, Jr.
   b. That Quitclaim Deeds were recorded in the Davidson County Register of Deeds office Instrument Number 20130618-0062131 and 20130618-0062129, respectively.
8. That as of the date of execution of this Affidavit, **Jimmie Bryant, Jr.** is the only remaining heir with interest in 1209 Sweetbriar Ave, Nashville, TN 37212 of all the heirs of the Decedent.
9. Additional information, if any, either known or understood to be true by Affiant:

_____

FURTHER AFFIANT SAITH NOT.

Mattie Bond

Mattie Bond

STATE OF TENNESSEE)
COUNTY OF Madison

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Mattie Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this 9 day of Jan, 2020.

Notary Public

My Commission expires: 3/31/2020

STATE OF TENNESSEE NOTARY PUBLIC

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

