Karen Johnson Davidson County
Batch# 402852 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20200519-0052129

THIS INSTRUMENT PREPARED BY:
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AFFIDAVIT OF HEIRSHIP

STATE OF FLORIDA)
)
COUNTY OF _____)

I, **SELEAH ROTH,** (hereinafter "Affiant"), being duly sworn, depose and state that:

1. I, **SELEAH ROTH,** am a resident of 95153 Twin Oaks Lane, Fernandia Beach, Florida 32034 and am over the age of eighteen (18) years.

2. I am familiar with the family history of **KATHY SUE HESSON a/k/a KATHY A. HESSON,** deceased, and have personal knowledge of the facts contained in this Affidavit.

3. **KATHY SUE HESSON and KATHY A. HESSON** were one and the same person.

4. **KATHY A. HESSON** was the owner of a one-half (½) undivided interest in the following described property:

MAP & PARCEL: 162010076.00

LYING AND BEING in Davidson County, Tennessee and being bounded and described as follows, to-wit:

BEING Lot Number 24 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee. Said Lot Number 24 fronts 80.0 feet on the southwesterly margin of Delvin Drive and runs back between lines measuring 317.1 feet on the northwesterly side and 233.7 feet on the southeasterly side to a dead line in the rear on which it measures 126.9 feet.

AND BEING the same property conveyed to Levie P. Hesson and wife, Adelaide Hesson, by Warranty Deed from Bacoga, Inc., dated January 23, 1961, of record in Book 3179, Page 9, Register's Office, Davidson County, Tennessee. Adelaide Hesson died August 24, 1986, and Levie P. Hesson became vested in fee simple title to said property as the surviving tenant by the entirety. Levie P. Hesson a/k/a Levie P. Hesson, Sr., an unmarried person and a resident of Davidson County, Tennessee, died August 7, 1987 testate in Davidson County, Tennessee and devised said property to Leonard C. Hesson and Kathy A. Hesson, equally as tenants in common, by Will of record in the Probate Clerk's Office, Davidson County, Tennessee. **SEE** Probate Case No. 80429, Probate Clerk's Office, Davidson County, Tennessee. Kathy A. Hesson a/k/a Kathy Sue Hesson, an unmarried person and a resident of Davidson County, Tennessee, died July 30, 2019 in Rutherford County, Tennessee intestate and without issue, and her one-half (½) undivided interest in said property passed by intestate succession to her three (3) siblings and only heirs-at-law, Leonard C. Hesson, Levie P. Hesson, Jr., and Seleah Roth. **SEE** Case No. 19P1664, Probate Clerk's Office, Davidson County, Tennessee.

5. **KATHY A. HESSON a/k/a KATHY SUE HESSON** died July 30, 2019 intestate, unmarried, and without issue.

6. **KATHY SUE HESSON** was predeceased by her mother, **ADELAIDE HESSON,** who died August 24, 1986, and her father, **LEVIE P. HESSON, SR.,** who died August 7, 1987.

7. **KATHY SUE HESSON** had three (3) siblings, to-wit: **LEONARD C. HESSON, LEVIE P. HESSON, JR., and SELEAH ROTH.**

8. The place of residence of **KATHY SUE HESSON,** at the time of her death, was Davidson County, Tennessee.

9. **LEONARD C. HESSON, LEVIE P. HESSON, JR., and SELEAH ROTH** are all over the age of eighteen (18) years.

10. Affiant avers that **LEONARD C. HESSON, LEVIE P. HESSON, JR., and SELEAH ROTH** are the only heirs-at-law of **KATHY SUE HESSON.**

Further Affiant saith not.

Seleah Roth
SELEAH ROTH

Sworn to and subscribed before me on
this 7th day of May, 2020.

Alejandro Perez-Dueno
Notary Public
My Commission Expires: 11/12/2023

Notary Public State of Florida
Alejandro Perez-Dueno
My Commission GG 931290
Expires 11/12/2023

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

