THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 436861 AFFIDAVITH
07/14/2020 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200714-0076666

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2019, before me personally appeared **Donna Fagan Curtis, "Affiant"**, who having been sworn, deposes and says:

1. Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, TN residing at 1239 Old Dickerson Rd. Lot D6 Goodlettsville 37072.

2. Affiant was personally acquainted with *James Dewey Flatt,* **"Decedent",** for *10* years prior to death of Decedent and is familiar with Decedent's family history.

3. Affiant's relationship to *James Dewey Flatt* is that of *girlfriend.*

4. That Decedent died in April 10, 2020, a resident citizen of *Davidson* County, Tennessee.

5. Decedent was preceded in death by N/A - never married

6. By reason of affiant's relationship to decedent and from affiant's long and intimate acquaintance with decedent and the family of decedent, affiant is fully competent to make proof of death and heirship in this matter and states that the following-named persons are the only heirs at law of decedent:

    a) Surviving Spouse:
        i. *None*
    b) Surviving Children:
        i. *None*
    c) Adopted children of decedent:
        i. *None*
    d) Surviving children of decedent who are now deceased:
        i. *None*
    e) Surviving heirs of decedent:
        i. *Ronald D. Flatt – brother*
        ii. *Christopher Flatt – Nephew*
        iii. *Kimberly Cusson – Niece*
        iv. *Jillian Flatt – Great Niece (heir, per stirpes of deceased brother and deceased*

niece of decedent, Travis Dewey Flatt and Jennifer Flatt)

v. *Christian Flatt – Great Nephew c/o legal guardian Lynn Flatt (heir, per stirpes of deceased brother and deceased niece of decedent, Travis Dewey Flatt and Jennifer Flatt)*

vi. *Chloe Flatt – Great Niece c/o legal guardian Lynn Flatt (heir, per stirpes of deceased brother and deceased niece of decedent, Travis Dewey Flatt and Jennifer Flatt)*

7. At the time of death, Decedent owned the following real property located in Nashville, Davidson County, Tennessee, commonly known as:

See attached Exhibit "A"

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully and falsely swears to any statement in any such affidavit known 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"

Donna Fagan Curtis

Donna Fagan Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, ***Donna Fagan Curtis,*** the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 7th day of July, 2020.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

EXHIBIT "A"
Property Description

Property Address: 412 Dennywood Drive, Nashville, TN 37214

PROPERTY DESCRIPTION:

Land In Davidson County, Tennessee, being Lot No. 85 on the Plan of Maplecrest, of record in Plat Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dewey B. Flatt and wife, Evelyn L. Flatt by Deed From R. R. Mincy and wife, Marian Mincy, of record in Book 2035, Page 179, Register's Office for Davidson County, Tennessee, dated January 23, 1952 and recorded on February 4, 1952. (Value or consideration shown in aforementioned Deed $8,950.00)
The said Dewey B. Flatt having since died leaving Evelyn L. Flatt as surviving tenant by the entirety.

Being the same property conveyed to James Dewey Flatt by Quitclaim Deed from Evelyn L. Flatt, of record in Book 9258, Page 768, Register's Office for Davidson County, Tennessee, dated February 22, 1994 and recorded on February 25, 1994. (Value or consideration shown in aforementioned Deed $0.00) The said James Dewey Flatt having since died. (*See Docket #20P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville - Probate Division*)

Being also known as 412 Dennywood Dr., Nashville, Tennessee 37214

202007140076666

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON