This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 539595 AFFIDAVITH
12/21/2020 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201221-0151365

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF

WE, JERAMIE TEASLEY, TONISHA KING and TONY KING, JR., all of DAVIDSON County, Tennessee, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, we hereby affirm the following:

1. That SANDRA GARDNER (the "Decedent") died on July 19, 2019, a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 813 North 6th Street, Nashville, Tennessee (the "Property").

3. To the best of our knowledge, the Decedent did not have any unpaid debts.

4. Affiants are residents of Davidson County, in the State of Tennessee.

5. Affiants are familiar with the family history of the Decedent and are the Decedents children.

6. Decedent did not have a Will, but the estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P1705.

7. Affiant further states that Decedent was unmarried at the time of her death and survived by the following children:

Name:	**Relationship:**
JERAMIE TEASLEY	SON
TONISHA KING	DAUGHTER
TONY KING, JR.	SON

8. Affiants aware of these facts because they are the children of the Decedent.

9. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of

title insurance on property located at 803 North 6th Street, Nashville, TN, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF

We, JERAMIE TEASLEY, TONISHA KING and TONY KING, JR., being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of our knowledge, information and belief.

JERAMIE TEASLEY

TONISHA KING

TONY KING, JR.

Sworn to and subscribed before me this 17 day of Dec, 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, _____, the within named JERAMIE TEASLEY, TONISHA KING and TONY KING, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of Dec, 2020.

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-3-23

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Miller's Addition to Edgefield, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description to said lot.

Together with that portion of an alley located in the rear of said lot as abandoned in Metropolitan Council Ordinance No. 69-829.

Being the same property conveyed to Sandra R. Gardner by Warranty Deed from AJB Properties LLC, dated June 21, 2005, recorded June 24, 2005, of record in Instrument No. 20050624-0072656, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

