WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10379-AP

Karen Johnson Davidson County
Batch# 558813 AFFIDAVITH
01/22/2021 10:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210122-0009685

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

**AFFIDAVIT OF HEIRSHIP**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Eizonas of DAVIDSON County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Cynthia Jean Patton, later known as Cynthia Jean Patton Arsenault (the "Decedent") died on November 18, 2019 and was a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 108 Towne Village Court, Antioch, Tennessee 37013, more specifically described in Exhibit A (the "Property").

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

4. Affiant is a resident of DAVIDSON County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Decedent did not leave a Last Will and Testament.

7. Affiant further states that Decedent was married at the time of her death, had no children, and was survived ONLY by her husband, Raymond Earnest Arsenault.

8. Affiant is aware of these facts because he is a family friend of the Decedent and knew the Decedent for more than 30 years.

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 Midtown 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 108 Towne Village Court, Antioch, Tennessee 37013, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, 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 DAVIDSON

I, Thomas Eizonas, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Thomas Eizonas

Sworn to and subscribed before me this 15th day of January, 2021.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Thomas Eizonas the within named Affiant, 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 15th day of January, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

**EXHIBIT A**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One, Towne Village of The Country of record in Book 5200, Pages 55 and 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Earnest Arsenault, unmarried, and Cynthia Jean Patton, unmarried, as Tenants in Common, by deed from Raymond Earnest Arsenault, of record in Instrument No. 20130725-0076998, Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 25, 2013. Also see Quitclaim Deed in Book 11204, Page 445 and Warranty Deed in Book 5554, Page 433.

# 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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM