Karen Johnson Davidson County
Batch# 568638 AFFIDAVITH
02/04/2021 12:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210204-0016396

This instrument prepared by:
Mark D. Boles, Sr., Esq.
Foundation Title & Escrow Series, LLC
123-A Center Pointe Drive
Clarksville, TN 37040

AFFIDAVIT OF HEIRSHIP

Affiant, **Carolyn Ballard Johnson**, after being duly sworn, did on oath saith,

1. That Affiant is an adult citizen, being at least (18) eighteen years of age, and is a resident of Davidson County, Tennessee and resides at 3793 Lunn Drive Nashville, TN 37218.

2. That Affiant was personally acquainted with **Judie Ballard** during her lifetime and was familiar with her family history as Affiant is the sister of her husband, **Reginald Ballard,** and the Aunt of her son, **Marcus Ballard.**

3. That **Judie Ballard** was the Owner of the herein described real property:

   Being all of Lot No. 5 on the plan of Homeland Heights, Section 4, as shown by plat of record in Plat Book 8250, Page 521, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

   Property is known as: **3833 Stevens Lane Nashville, TN 37218**

4. That **Judie Ballard** is deceased having died on **May 16, 2020**, being survived by her husband, **Reginald Ballard,** and her son, **Marcus Ballard,** as her heirs or persons otherwise interested in the estate.

5. That **Judie Ballard** left no other children or adopted children or descendants of deceased children or adopted children

6. That **Judie Ballard** did not leave a Will and that the debts against the estate have been paid.

7. This Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated §30-2-712, et seq. and reflects the Heirship with respect to the herein described real property situated in Davidson County, Tennessee.

8. **Affiant is aware that Tennessee Code Annotated §30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, 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.**

9. Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the refinance of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

10. Further Affiant saith not.

IN WITNESS WHEREOF, **Carolyn Ballard Johnson** has executed the foregoing Affidavit of Heirship pursuant to Tennessee Code Annotated §30-2-712, et seq.

Carolyn B. Johnson

Carolyn Ballard Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, a Notary Public in and for said County and State, **Carolyn Ballard Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence his identity), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand an official seal at office, this the 30th day of January 2021.

Sonya Pickney

Notary Public

My Commission Expires: 10/2/2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

SONYA PICKNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY