Karen Johnson Davidson County
Batch# 579165 AFFIDAVITH
02/26/2021 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210226-0024381

This Instrument Prepared By:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

On this 16 day of February 2021, before me personally appeared Gabriel Ramirez (a resident of Los Angeles County, California) ("Affiant"), who having been duly sworn, depose and say:

That he was personally acquainted with Pedro Valladares ("Decedent") during Decedent's lifetime and were familiar with Decedent's family history:

That on August 28, 2012, Pedro Valladares acquired real property located 238 Delvin Drive, Antioch, TN 37013, more particularly described as follows:

> The following described property located in Davidson County, Tennessee, to-wit: Lot 65, Section I, Fair Oaks Subdivision, as shown on Plan of record in Book 4175, Pages 42 and 43, in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Said lot fronts 80 feet on the Northerly said of Delvin Drive, and extends back between parallel lines 130 feet to a dead line.
>
> Being the same property conveyed to Pedro Valladares by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, of record Instrument Number 201208280077326, in the Register's Office of Davidson County, Tennessee, dated August 27, 2012 and recorded on August 28, 2012.
>
> Pedro Valladares, unmarried, died on January 20, 2021.

That Pedro Valladares died intestate (without a will) on January 20, 2021. He was survived by his only child, Pedro Valladares Jr..

Pedro Valladares left no other children, deceased children, adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age.

Further, Affiant sayeth not.

Gabriel Ramirez

STATE OF California)

COUNTY OF Los Angeles)

Before me, the undersigned Notary Public, personally appeared Gabriel Ramirez, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of February, 2021.

Notary Public Ruth Delgadillo

My Commission Expires: February 17, 2021

RUTH DELGADILLO
Notary Public – California
Los Angeles County
Commission # 2183759
My Comm. Expires Feb 17, 2021

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On February 16, 2021 before me, Ruth Delgadillo
Date *Here Insert Name and Title of the Officer*

personally appeared Gabriel Ramirez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RUTH DELGADILLO
Notary Public - California
Los Angeles County
Commission # 2183759
My Comm. Expires Feb 17, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY