THIS INSTRUMENT PREPARED BY:
Amanda Moore
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 579540 AFFIDAVITH
02/26/2021 02:31:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210226-0024845

AFFIDAVIT OF HEIRSHIP

ADDRESSES OF OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Kristie Lynn McKinley 1309 Vanessa Drive Hixson, TN 37343	Kristie Lynn McKinley 1309 Vanessa Drive Hixson, TN 37343	059 05 0 111.00

Renae Fontane Osorio
10007 Toledo Drive North
Brooklyn Park, MN 55443

Comes now the Affiant, Janette Carter, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge:

1. I am over the age of eighteen (18) years and make all statements based on my personal knowledge of all the facts contained in this affidavit.

2. I reside at 4325 Golden Hill Drive, Nashville, Tennessee 37218.

3. I was a friend and teaching colleague of Jacquelyn Clark McKinley during her life and am well acquainted with her family.

4. I knew Jacquelyn Clark McKinley for approximately 25 years, from 1995 until her death in 2020. We taught school together and became friends.

5. Jacquelyn Clark McKinley passed away on January 15, 2020, in Davidson County, Tennessee.

6. At the time of her death, Jacquelyn Clark McKinley resided at 3005 Buenaview Boulevard, Nashville, Davidson County, Tennessee.

7. Jacquelyn Clark McKinley had two children: Kristie Lynn McKinley and Renae Fontane Osorio. I am aware of no other children or heirs of Jacquelyn Clark McKinley, biological or adopted.

8. At the time of her death, Jacquelyn Clark McKinley was not married.

9. Jacquelyn Clark McKinley was survived solely by her two children, Kristie Lynn McKinley and Renae Fontane Osorio.

10. At the time of her death, Jacquelyn Clark McKinley owned the real property and improvements located at 3005 Buenaview Boulevard, Nashville, Davidson County, Tennessee, more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, Page 257, in the Register's Office for said County.
>
> Said Lot No. 13 fronts 79.03 feet on the southerly side of Buenaview Boulevard and extends back 155 feet on the westerly line and 166.03 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 71.2 feet thereon.
>
> Being the same property conveyed to Jacquelyn McKinley, as set out in the Order of Declaratory Judgment in the Matter of the Property of Annie Clark, Docket No. 08-391-II, in the Chancery Court for Davidson County, Tennessee, entered May 20, 2008 and recorded May 29, 2008 as Instrument No. 20080529-0054462, in the Register's Office for Davidson County, Tennessee.

Further, Affiant sayeth not.

Dated this 24th day of February, 2021.

Janette Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Janette Carter, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that the facts contained in this Affidavit are true and correct to the best of her knowledge.

Witness my hand and official seal at this the 24th day of February, 2021.

Notary Public

My commission expires: 01/03/2023

LEXECIA WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY