This instrument prepared by:
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 582415 AFFIDAVITH
03/03/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027075

# AFFIDAVIT OF HEIRSHIP

I, **Diane Roddey** (hereinafter referred to as "Affiant"), being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 95 Jamestown Park, Nashville, Tennessee 37205.

2. That Affiant personally knew **Mildred Frances Blair Van Sant**, deceased (hereinafter referred to as "Decedent"), and has personal knowledge of the family of Decedent.

3. That Affiant, knew that at date of death said Decedent owned or had interest in the following described real estate in Davidson County, Tennessee:

Commonly known as 96 Jamestown Park, Nashville, Tennessee 37205 and further described as follows:

A certain building site being Lot No. 96, as shown on the Plat of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and which is more particularly described as follows:

Beginning at the common corner of Lots 95 and 96 fronting on Jamestown Park; thence with a curve to the left of radius 70.63' for a distance of 49.70'; thence S 05-13-32 W 2.64'; thence leaving said road N 84-46-28 W 83.00'; thence N 05-13-32 E 91.11'; thence N 49-33-23 E 39.13'; thence S 40-26-37 E 101.27'to the point of beginning.

Being the same property conveyed to Daniel M. Van Sant and wife, Mildred B. Van Sant, as tenants by the entireties, by Quitclaim Deed from Robert P. Thomas, Trustee, of record in Book No. 5515, Page 515, Register's Office for Davidson County, Tennessee.

4. That Decedent died on November 29, 2020 in Nashville, Tennessee.

5. That Decedent died with without a will.

6. That Decedent was widowed and not re-married at the time of her death.

7. That the Decedent died with four (4) living children, and one (1) predeceased child.

8. That the surviving children of Decedent are: Dorothy Little, D. Michael Van Sant, Robert B. Van Sant and Richard L. Van Sant.

9. That the predeceased child of Decedent was Judith Van Sant Ogles Braren, who died on August 30, 2013.

10. That the said Judith Van Sant Ogles Braren had two (2) children whose names are Karen Lynn Ogles Powers and William G. Ogles, III.

11. That the four named surviving issue and the children of the named predeceased issue are all known heirs of Decedent.

Witness my hand this 24 day of February, 2021.

FURTHER AFFIANT SAITH NOT.

Diane Roddey
Affiant's Signature

STATE OF Tennessee
COUNTY OF Davidson

Before me, Rachel Mayes, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Diane Roddey**, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, (city) TN (state) this 24 day of February, 2021.

Rachel Mayes
Notary Public
My Commission expires: 5/2/2022

Rachel Mayes
State of Tennessee
Notary Public
Davidson County

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

