Karen Johnson Davidson County
Batch# 590609 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
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Prepared By:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

Comes now, Lucia Molina, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 230 S.W 52 ct. Miami FL. 33134

3. I personally knew Eugenia Gertrudis Nunez, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):

SHE WAS MY AUNT

4. Eugenia Gertrudis Nunez (the "decedent") died April 24, 2018.

5. Decedent died without leaving a Will.

6. The decedent died without a surviving spouse. The decedent died a widow.
7. The decedent had 2 children (or adopted children) to wit, Amarilis C. Ruiz and Hector Ruiz

8. At the time of his/her death, the decedent owned real property located at 359 Margo Lane, Nashville, TN 37211 in Davidson County, Tennessee, and being more particularly described in deed of record in Instrument 20090605-0052448, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by and First American Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Metropolitan Escrow, Inc. and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

Dated this 18th day of FEBRUARY, 2021

Lucia Molina H450-526-52-746-0

STATE OF FLORIDA)
COUNTY OF Miami Dade)

Sworn and subscribed before me this 18th day of FEBRUARY, 2021, as being executed by Lucia Molina.

My commission expires: 10/24/2021

Notary Public

ROSA B. SANTIAGO
Notary Public – State of Florida
Commission # GG 146055
My Comm. Expires Oct 24, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF Miami-Dade)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lucia Molina, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 18th day of FEBRUARY 2021.

My Commission Expires: 10/24/2021

Notary Public

ROSA B. SANTIAGO
Notary Public – State of Florida
Commission # GG 146055
My Comm. Expires Oct 24, 2021
Bonded through National Notary Assn.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.