Karen Johnson Davidson County
Batch# 601607 AFFIDAVITH
03/29/2021 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0040495

This Instrument Prepared by:
Signature Title Services, LLC
7600 Moores Lane Suite 100
Brentwood, TN 37027
From Information Furnished by the Parties

AFFIDAVIT OF HEIRSHIP RE SANDRA ANDREWS

STATE OF TENNESSEE)
COUNTY OF Davidson)

COMES TRACY LYNN BYRD, Affiant herein who, after being first duly sworn according to law, depose and make oath as follows:

1. That Affiant is at least eighteen (18) years of age, residing at 129 Irvin Road, LaVergne, TN 37086, and has personal knowledge of the facts as herein stated.

2. That Affiant was a family friend of Sandra Andrews, Decedent, for approximately 36 years.

3. That Decedent died on/about January 29, 2021.

4. That at the time of her death, Decedent had an interest in certain real property bearing the street address of 4594 Artelia Drive, Antioch, TN 37013.

5 That Decedent was preceded in death by her sole spouse, James T. Andrews, who died on/about July 18, 2017.

6. That Decedent's marriage to James T. Andrews produced two issue: James Thomas Andrews, Jr., currently 54 years old, and Melinda Joy Ferryman, currently 51 years old.

6. That Decedent had no further issue, natural or adopted.

7. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiants hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT SAITH NOT.

Witness my/our hand and seal on this, the 3 day of March, 2021.

Tracy Lynn Byrd
TRACY LYNN BYRD

Sworn to and subscribed before me this 3 day of March, 2021.

My commission expires: 07/03/2023

Andrae C. Byrum
NOTARY PUBLIC

ANDRAE C. BYRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy Lynn Byrd, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of March, 2021.

My commission expires: 07/03/2023 Andrae C Bynum
NOTARY PUBLIC

ANDRAE C. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

