Karen Johnson Davidson County
Batch# 602774 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20210330-0041436

AFFIDAVIT OF HEIRSHIP

Date: February 26, 2021 File No.: 21-0233	Property: 1809 Rosebank Avenue Nashville, TN 37216
Buyer(s): Mindful Home Solutions, LLC	Seller(s): Glenda Randolph Helen Huff Bobbie York Glenn York Betty York Sheryl Lynn Beasley Scotty Anthony York Tammy Rena Conner Stephen R. York Jennifer York Allison

Leanne Hesson, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Smith County, Tennessee, residing at 48 Old Kemp Hollow Ln., Pleasant Shade, TN 37145.

2. That Affiant personally knew **Clifton York**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

friend of the family

3. That Affiant personally knew the Decedent for 40+ years.

4. At the time of death, decedent was [ ] unmarried [X] married to Betty York.

5. That Decedent died intestate (testate = with a will OR intestate = without a will);

6. That Affiant knew that at date of death said Decedent owned the following described real estate in **Davidson County, Tennessee**:

Land in Davidson County, Tennessee, being lot No 144 on the :plan of Edgefield Land Company's First Subdivision, as of record in book 547, page 130, Register's Office for said county.
Being Lot No. 144 fronts 50 feet on the Northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Robert L. Taylor by Quitclaim deed from Mack Porter York and wife, Florence N. York and Glenda Sue York of record in Book 4391, page 65, Register's Office for Davidson County, Tennessee, dated December 30, 1969 and recorded on January 12, 1970.

Being the same property conveyed to Lawrence C. Mendonsa by Quitclaim deed from Dorothy Mendonsa of record in Book 4600, page 975, Register's Office for Davidson County, Tennessee, dated March 01, 1972 and recorded on May 12, 1972.

Being the same property conveyed to Dorothy L. Mendonsa, Trustee of that certain Trust Agreement made and entered into as of the 22nd day of December 1992 by Quitclaim deed from Dorothy L. Mendonsa of record in Book 8860, page 481, Register's Office for Davidson County, Tennessee, dated January 22, 1993 and recorded on February 08, 1993.

Being the same property conveyed to Edith Littlefield, as to a life estate, and Charles York, Coin York, Kenneth York, Clifton York, Helen Huff, and Glenda Randolph, as to the remainder, by Trustee' s deed from Helen Huff, Trustee of the Dorothy Mendonsa Trust, of record in Instrument No. 20020401-0038896 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 01, 2002.

Being also known as 1907 Shelby Avenue, Nashville, Tennessee 37206.

7. That Decedent died on May 26, 2015 and was at the time a resident of Smith **County, Tennessee**.

8. That the following persons are ALL of the children born to or adopted by Decedent during his/her lifetime (list all children, living or deceased):

Sheryl Lynn Beasley
Scotty Anthony York
Tammy Rena Conner

9. That the following persons constituted all of the heirs-at-law of Decedent at his/her date of death:

Sheryl Lynn Beasley
Scotty Anthony York
Tammy Rena Conner
Betty York

10. That as of the date of execution of this Affidavit, the following persons

constitute all of the heirs-at-law of Decedent:

Sheryl Lynn Beasley
Scotty Anthony York
Tammy Rena Conner
Betty York

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

_____

_____

_____

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 25th **day of** March **2021.** Leanne Hesson

Affiant – Leanne Hesson

STATE OF TENNESSEE
COUNTY OF Smith

Subscribed to and sworn before me this 25th **day of** March **2021.**

Pam Mason
Notary Public

My Commission Expires:
January 11, 2022

PAM MASON
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022