Karen Johnson Davidson County
Batch# 617362 AFFIDAVITH
04/19/2021 08:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210419-0051626

THIS INSTRUMENT
PREPARED BY:

Rouse Law Group, LLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map 75
Group 13
Parcel 119.00

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Davidson

Now comes **RHODORA DEAN, ROWEL A. DIZON, and RAQUEL A. DIZON**, having been first duly sworn and on their oath do depose and state that they are of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiants reside at the following addresses, respectively:

Rhodora Dean
6 Sandown Close
Langney Eastbourne
East Sussex
BN 23 8EF
England

Rowel A. Dizon
102 J. Rizal Street
Brgy. Poblacion
Pateros, Metro Manila
Philippines
1620

Raquel A. Dizon
392 J. Rizal Street
Barangay Poblacion
Pateros, Metro Manila
Philippines

2. That Affiants have personal knowledge of the family of **ROWENA A. MOSS**, Decedent, by reason of the following:

The Affiants are the only three (3) siblings of **Rowena A. Moss**.

3. That **Rowena A Moss**, Decedent, died on August 22, 2020, and at the time of her death owned all of the ownership interest in the property known as 300 Jacksonian Drive, Hermitage, TN, County of Davidson.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of her death, the Decedent was widowed by the prior death of her husband James E. Moss and had been married only to such James E. Moss during the entire time of her ownership of 300 Jacksonian Drive, Hermitage, TN 37076.

6. That the Decedent did not have any biological or adopted children.

7. That the following persons, being over the age of eighteen (18), constitutes the only heirs at law of the Decedent at the time of her death:

Name	Relationship to Decedent
Rhodora Dean	Sibling
Rowel A. Dizon	Sibling
Raquel A. Dizon	Sibling

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased her.

9. That as of the date of the execution of this Affidavit, the following people constitute the only heirs at law of the Decedent:

RHODORA DEAN, ROWEL A. DIZON, and RAQUEL A. DIZON

10. That no other person or entity has any right or interest in the property located at:

300 Jacksonian Drive, Hermitage, Davidson County, Tennessee, other than:

RHODORA DEAN, ROWEL A. DIZON, and RAQUEL A. DIZON

Property legal description is as follows:

Property in Davidson County, Tennessee further described as follows:

Being Lot No. 16, on the Plan of Hermitage Hills, Section I, of record in Plat Book 2900, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Moss, married, and wife, Rowena A. Moss, by Warranty Deed from Daniel R. Spoerl and wife, Betty J. Spoerl, dated September 24, 2002 and recorded as Instrument 20020925-0116845, Register's Office of Davidson, County, Tennessee.

James E. Moss passed away on March 5, 2012, thereby leaving Rowena A. Moss as the sole owner of said property.. Rowena A. Moss passed away on August 22, 2020 without a Last Will & Testament, thereby vesting title in her only three (3) siblings and heirs at law, Rhodora Dean, Rowel A. Dizon, and Raquel A. Dizon.

This is IMPROVED property known as 300 Jacksonian Drive, Hermitage, Tennessee 37076.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class "E" felony.

Further affiant sayeth not.

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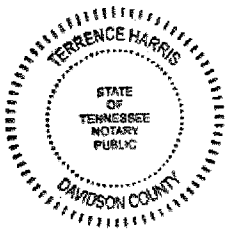
Raquel A. Dizon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Raquel A. Dizon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2021.

Notary Public
My Commission Expires: July 09, 2022



ROWEL A. DIZON

3-31-21
Dated

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Rowel A. Dizon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 31st day of March, 2021.

Terrence Harris
Notary Public

My Commission Expires: July 09, 2022

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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202104190051626

RHODORA DEAN

24 3 2021
Dated

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Rhodora Dean**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 24th day of March 2021

Notary Public

My Commission Expires: July 09, 2022

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY