THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
3200 West End Avenue, No. 500
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 643284 **AFFIDAVITH**
05/24/2021 03:07:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210524-0070238

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared **NESTOR FIGUEROA-NAZARIO,** (the "Affiant") being duly sworn according to law and being of lawful age, and being a permanent resident of Davidson County, Tennessee whose address is 603 Kennington S., Nashville, Tennessee, 37214, and who is the surviving spouse of **PHILIP EARL AUTRY**, deceased, and hereby certifies and swears to the following of his own free will and based upon his personal knowledge and belief:

1. **PHILIP EARL AUTRY** (the "Decedent"), whose last known address was 209 Fitzpatrick Place, City of Nashville, County of Davidson, State of Tennessee, 37214 died on February 20, 2020, and on the date of death the Decedent was domiciled and resided in Davidson County, Tennessee.

2. At the time of his death, the Decedent and the Affiant were married to each other and no proceedings for the dissolution of their marriage were pending in any jurisdiction.

3. The Decedent died testate and had no children or grandchildren, whether living or deceased, at the time of his death.

4. Decedent's Last Will & Testament, dated February 7, 2020 appointed the Affiant as the Personal Representative of the Decedent's Estate and bequeathed the Decedent's Residuary Estate to the Affiant.

5. Upon Petition of the Affiant, the Decedent's Last Will & Testament was admitted to probate in Davidson County, Tennessee (**Circuit Case No. 20 P 0612 Circuit Court, Davidson Co., Tennessee Probate Division**) and Letters Testamentary were issued to the Affiant on April 23, 2020.

6. The Decedent's Residuary Estate included the following parcel or real property (hereinafter the "Property"):

   Address: **603 Kennington S., Nashville, Tennessee, 37214**

   Tax Collector's Map/Parcel: **108 04 0A 014.00**

   Legal: See attached **Schedule A**

7. Upon the Decedent's death, title and ownership of the Property vested in the Affiant pursuant to the Decedent's Last Will & Testament.

8. The Affiant successfully completed the administration of the Decedent's probate estate and has settled all the decedent's matters, including the payment or disposition of any and all claims filed against the Decedent's estate.

9. This Affidavit has been prepared and recorded for the purpose of confirming the vesting of title to the Property located at 603 Kennington S., Nashville, Tennessee, 37214 upon the death of **PHILIP EARL AUTRY** in and to:

NESTOR FIGUEROA NAZARIO

10. Under penalties of perjury, I declare that I have read the foregoing Affidavit of Heirship and certify that the facts stated herein are true and based on my personal knowledge. The foregoing Affidavit is made of my own free will.

11. This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that his execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

12. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution

FURTHER AFFIANT SAITH NOT.

Affiant: Nestor Figueroa-Nazario

The above was sworn to and subscribed to before me this 8 day of March, 2021, by **Nestor Figueroa-Nazario** ( ) who is personally known to me or (✓) who produced TN Driver License as identification and who did take an oath.

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021

NOTARY PUBLIC

My commission expires: Sept. 7, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nestor Figueroa-Nazario**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes
therein contained.

Witness my hand and official seal at Davidson County, Tennessee. **this** 8 **day** of March, **2021**.

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021

NOTARY PUBLIC

My commission expires: Sept. 8, 2021

SCHEDULE A
Legal Description

Being Lot No. 14 on the Plan of Villages of Larch Wood, as shown by Plat of record in Plat Book 7900, Page 106, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip E. Autry, a single person, by Jack Jones, married and joined by his wife, Kateena L. Jones, via Warranty Deed dated July 14, 2003 and recorded on July 17, 2003 as Instrument No. 20030717-0100525 Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6435, Page 189, and Book 10715, Page 62, and Book 10940. Page 499, and Book 8067, Page 790 Register's Office for said County.

ByLaws of record in Book 6299, Page 166, and Book 6391, Page 459, and Book 6301, Page 96, and Book 6873, Page 939. Register's Office for said County.