Karen Johnson Davidson County
Batch# 676862 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20210714-0094823

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
B-21-4753

Map and Parcel:150-01-0-041.00

AFFIDAVIT AS TO HEIRS
of
RONALD T. DAVIS
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Davidson

On the 2nd day of ~~June~~ July, 2021, before me personally appeared **Catina Tidwell**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Ronald T. Davis**, "the Decedent."

And That the Affiant knew the Decedent for over 10 years and is familiar with Decedent's family history as she has been a close family friend during this time period.

And that said Decedent died on or about the 31st day of March, 2020, a widower, having been predeceased by his wife, Annie P. Davis, who died on or about the 8th day of July, 2013. Title to the herein described real property in Davidson County, Tennessee was vested in **Ronald T. Davis**, the Decedent:

See attached Exhibit "A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Lakita Douglas	Daughter
Melanie Smith	Daughter
Andrea ~~Andra~~ Davis	Daughter
Rolanda Davis	Daughter
Kimberly Driver	Daughter
Ronald Davis, Jr.	Son

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Lakita Douglas, Melanie Smith, ~~Andra~~ Davis, Rolanda Davis, Kimberly Driver and Ronald Davis, Jr.** as all the heirs of **Ronald T. Davis.** *Andrea

And said decedents did not leave a Last Will and Testament.

State of Tennessee
County of Davidson

I, Catina Tidwell, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company and/or Stewart Title Insurance Company and

Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

C. Tidwell

Sworn to and subscribed before me on this 2nd day of July, 2021.

Notary Public
My Commission Expires: 10/2/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Notary Seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Edge-O-lake Estates, Section 1 of record in Plat Book 3600, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald T. Davis, married by Warranty deed from Cecil R. Conley and wife, Gloria L. Conley of record in Book 11000, page 35, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 30, 1998. (Value or consideration shown in aforementioned deed $84,900.00.)

Being the same property conveyed to Ronald T. Davis and wife, Annie P. Davis by Quitclaim deed from Ronald T. Davis, married of record in Instrument No. 20011227-0142631 Register's Office for Davidson County, Tennessee, dated December 19, 2001 and recorded on December 27, 2001. (Value of consideration shown in aforementioned deed $0.00.) The said Annie P. Davis having since died on or about July 8th, 2013, leaving Ronald T. Davis as the surviving tenant by the entirety.

Being also known as 476 Rural Hill Road Nashville, Tennessee 37217.

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021.

Affiant Signature

7/13/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON