This Document was prepared by:
RONALD H. BICE, JR., ATTORNEY
4515 HARDING ROAD, SUITE 103
NASHVILLE, TN 37205

Karen Johnson Davidson County
Batch# 698786 AFFIDAVITH
08/17/2021 10:34:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210817-0110956

**In Re: 316 Erroll Lane (Improved)**
**Nashville, TN 37209**
**Map & Parcel- 91-5-0-A-25**

**(Heirs of ROMIE DEAN RANSFORD, deceased (February13, 2018)**

## AFFIDAVIT OF HEIRSHIP

I, DANIEL L. KEPHART, hereinafter referred to as the (Affiant), being first duly sworn, makes oath as follows:

1. The Affiant is fifty-nine (59) years old and is a resident of Nashville, Tennessee 37221, residing at the following address:
8025 Quail Creek Road
Nashville, Tennessee 37221;

2. The Affiant personally knew ROMIE DEAN RANSFORD., hereinafter referred to as "decedent", who deceased on February 13, 2018, in Davidson County, Tennessee, seized and possessed of the above captioned real estate and has personal knowledge of the family of Decedent by reason of the following: I have known decedent and her family members for over thirty (30) years and neither me nor any of my descendants have any interest in this real estate which is the subject of this affidavit

3. The Affiant knows that the decedent, ROMIE DEAN RANSFORD, deceased on February 13, 2018, at the age of seventy-seven (77) in Davidson County, Tennessee. She was a widow, she had no children who predeceased her and she was survived by one (1) son as follows:

JAMES KEITH RANSFORD
8029 Quail Creek Road
Nashville, TN 37221

4. The Decedent, ROMIE DEAN RANSFORD, at the time of her death owned a fee simple interest in the above described property as follows:

316 Errol Lane, Nashville, Tennessee 37209

Described as land situated in Davidson County, Tennessee, being Lot No. 25 of Sylvan Heights, Phase Two, Second Revision, of record in Plat Book 7900, page 216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to ROMIE DEAN RANSFORD by deed from Christopher N. Elliott and wife, Allison Elliott, of record as Instrument No. 20001208-0121263, said Register's Office.

FURTHER AFFIANT SAITH NOT.

Dated this 13th day of AUGUST, 2021.

Affiant

**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, DANIEL L. KEPHART, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this 13th day of AUGUST, 2021.

Notary Public

My Commission Expires: 09/07/21

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN