Karen Johnson Davidson County
Batch# 735764 AFFIDAVITH
10/13/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137838

Record & Return to:
This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
1-14006-DS

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, DAVID MILLER, of DAVIDSON County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. To my knowledge, the property described on the attached hereto as Exhibit "A" (the "Property") was acquired by Cheryal Jean Foster (the "Decedent") by that certain Warranty Deed dated August 10, 2009, and recorded in Instrument No. 20090915-0085908, in the Register's Office for Davidson County, Tennessee.

2. That the Decedent Cheryal Jean Foster died intestate in Davidson County on December 10, 2020.

3. That the Decedent was not married at the time of her death.

4. To the best of my knowledge, the Decedent did not have any unpaid debts with exception to the mortgage liens that will be paid at closing.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent.

7. Affiant further states that Decedent was survived by the following siblings:

Name:	Date of Birth:	Relationship:
Roger Warren Foster	9-7-1955	Brother
James D. Foster, Sr.	7-20-1953	Brother
June Foster	7-24-1954	Sister

8. Affiant is aware of these facts because s/he is a disinterested FRIEND of the Decedent and knew the Decedent for over 45 years.

9. The Decedent had no children or adopted children during her lifetime, including no descendants of any predeceased children or adopted children. The decedent was predeceased by both of her parents, James M. Foster, Jr. and Phillis Harriet Heller Foster, who had four children during their lifetime: Decedent, Roger Warren Foster, James D. Foster, Sr. and June Foster. James M. Foster, Jr. and Phillis Harriet Heller Foster did not have any other children or adopted children during their lifetime, including no descendants of any predeceased children or adopted children.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by Cheryal Jean Foster, in Davidson County, Tennessee.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

Further Affiant saith not.

Signed this the 7 day of October, 2021.

David Miller
Affiant

Notary Acknowledgement

STATE OF TENNESSEE)
COUNTY OF **WILSON**)

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DAVID MILLER**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 7th day of October, 2021.

Michael Ferrell
Notary Public
My Commission Expires: 6/2/2024

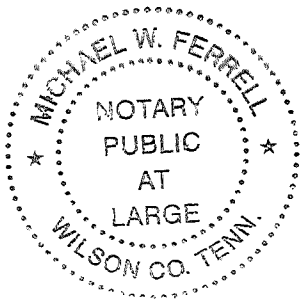


EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 160 on the Revised Map of Sunset View Subdivision, Section One of record in Book 2663, page 28, Register's Office for said county.

Said Lot No. 160 fronts 105.58 feet on the southerly side of Dundee Lane and runs back 235.8 feet on the westerly line and 245.88 feet on the easterly line to a dead line in the rear on which it measures 131.8 feet.

Being the same property conveyed to Cheryal Jean Foster, by Warranty Deed from Debra D. West, Successor Trustee of Phyllis H. Foster Living Trust, of record in Instrument No. 20090915-0085908, Register's Office for Davidson County, Tennessee, dated August 10, 2009 and recorded on September 15, 2009.

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/7/2021.

Kirsten Virden
Affiant Signature

10/7/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

