This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
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Nashville, TN 37203

Karen Johnson Davidson County
Batch# 799325 AFFIDAVITH
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# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January 2022, personally appeared **Jacquelyn Shannon** hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Tennessee, residing at 5437 Oak Chase Drive, Antioch, Tennessee, 37013

2. That Affiant was personally acquainted with **Phillip L. Coleman**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a a friend of the family for over 30 years.

3. At the time of Decedent's death, he was married to **Peggy Maxwell-Coleman**. That Decedent died on May 1st, 2021, and was at the time a resident of Rutherford County, Tennessee;

4. That Decedent was survived by the following persons:

| | |
|---|---|
| **Peggy Maxwell-Coleman**<br>**5765 Napa Valley Dr.,**<br>**Smyrna, TN 37167** | **Wife** |
| **DaKysha Coleman**<br>**151 Simmons Circle**<br>**Fayetteville, TN 37334** | **Daughter** |
| **Phylicia N. Moye**<br>**2029 Oak Trail Dr.**<br>**Nolensville, TN 37135** | **Daughter** |

5. That at the time of the Decedents death, he owned certain property in Davidson County Tennessee, namely 2104 Hermosa Street, Nashville, TN 37208 (*Parcel #09207001600*), and more particularly known as follows:

> ***LAND*** *in Davidson County, Tennessee, being the easterly 44.2 feet of the westerly 64.6 feet of the southerly margin of Lot No. 2 in the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book "B", Page 453, Chancery Court at Nashville, being Lot "C" as shown on a*

*survey made by James A. Hamilton, Jr., Surveyor, February 26, 1952.*

*Said Lot "C" fronts 44.2 feet on the northerly side of Hermosa Street and runs back between parallel lines 162.5 feet to an alley.*

*Being the same property conveyed to Phillip L. Coleman by Quitclaim Deed from Gazella S. Coleman of record in Book 9479, Page 586, Register's Office for Davidson County, Tennessee*

*DaKysha Coleman and Dakysha Coleman-Springer are one and the same person*

*This is not the principal residence of the Grantor*

*This is improved property known as 2104 Hermosa Street Nashville, Tennessee 37208*

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their 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.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

Jacquelyn D Shannon

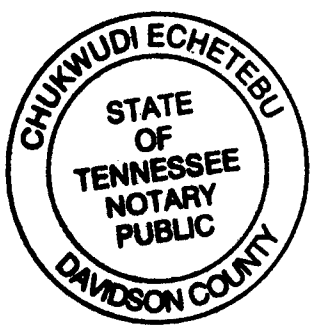
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28 day of January, 2022.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacquelyn Shannon**, 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 28 day of January 2022.




NOTARY PUBLIC

My Commission Expires: May 7, 2024