Karen Johnson Davidson County
Batch# 816911 AFFIDAVITH
03/07/2022 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025814

Prepared by and Return to:
Lockeland Law Group, PLC
204 S. 11th Street
Nashville, TN 37206

AFFIDAVIT AS TO THE ESTATE
of
Yvonne Kennedy
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Terry Kelly, 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 Yvonne Kennedy deceased.

That Affiant knew Yvonne Kennedy and is familiar with Decedent's family history;

On May 7, 2010 Yvonne Kennedy did Quitclaim her property at 3039 Penn Meade Way, Nashville, TN 37214 to her nephew Aaron Kennedy (as attached hereto as Exhibit A). However said deed was not properly attested being as it only have one witness and was not notarized. Aaron Kennedy has been making the mortgage payments since Yvonne's death.

The Affiant is also aware the upon Yvonne's death in November 22nd of 2019, Yvonne had no heirs upon her death. Her intestate estate was never submitted to the probate court.

Yvonne did not have any children, natural or adopted. Yvonne's parents predeceased her. Yvonne has three siblings who are living, they are Jacqueline, Amuel, and John.

Affiant's Signature

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of February 2022.

Notary Public

My Commission Expires:

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Prepared By:
Aaron Kennedy
3039 Penn Meade Way
Nashville, TN 37214

After Recording Return To:
Aaron Kennedy
3039 Penn Meade Way
Nashville TN, 37214

TAX PARCEL ID #:
052-12-0B-148.00CO

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Yvonne Kennedy, *("Grantor")*, a _____ whose address is 767 Rawandor, Nashville, TN 37207, *TO* Aaron Kennedy *("Grantee")*, whose address is 3039 Penn Meade Way Nashville, TN 37214, all right, title, interest and claim to the following real estate property located at 3039 Penn Meade Way in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37214, to-wit:

Property having Lot No. 186, with the Section No. 2, and property beginning at _____.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 5/7/2010.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

Yvonne Kennedy
(Grantor's Printed Name)

(Grantee's Signature)

Aaron Kennedy
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Keirra Nox Ross
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

3083 Penn Meade Way
Nashville, TN 37214

Grantor's Address:

767 Rowan Drive
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 03/07/2022 ____ (date of document).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025