Karen Johnson Davidson County
Batch# 819150 AFFIDAVITH
03/10/2022 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220310-0027805

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: JM

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Vincent Sanfilipp of Wilson 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. That MARGARET ZANETTE WHITE died on October 8, 2021, a resident of Davidson County, Tennessee.

2. MARGARET ZANETTE WHITE's place of residence and homestead at the time of death was 2160 West Richmond Hill Drive, Nashville, TN 37207 (the "Property").

3. To the best of my knowledge, the MARGARET ZANETTE WHITE did not have any unpaid debts.

4. Affiant is a resident of Wilson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the MARGARET ZANETTE WHITE.

6. To the best of my knowledge MARGARET ZANETTE WHITE did not leave a Last Will and Testament.

7. Affiant further states that MARGARET ZANETTE WHITE was NOT married at the time of her death and survived by the following heirs at law:

Name:	**Relationship:**
Aneesa Zanette Mansfield Cherry	Daughter
Aaron Isaiah White	Son
Diezel Dewayne White	Son
Deven James White	Son

8. Affiant is aware of these facts because he is a Neighbor of the MARGARET ZANETTE WHITE and knew the MARGARET ZANETTE WHITE for more than 4 years.

9. The MARGARET ZANETTE WHITE had no other children, who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at **2160 West Richmond Hill Drive, Nashville, TN 37207,** in reliance on this affidavit. Legal description of the Property on **Exhibit A** attached here.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

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."

STATE OF TENNESSEE
COUNTY OF WILSON

I, Vincent Sanfilippo, 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.

AFFIANT

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, Vincent Sanfilippo, the within named bargainor, 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, at office, this 23rd day of February, 2022.

Notary Public
My Commission Expires: 3/12/2024

EXHIBIT A
LEGAL DESCRIPTION

Real estate, situated and being located in Davidson County, Tennessee being more particularly described as:

The southerly part of Lot Number 18 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot Number 18 front 57.81 feet on the northerly side of Richmond Hill Drive and extends back 70.00 feet on the easterly line and 80 feet, more or less, on the westerly line, to a south line of the property conveyed to the State of Tennessee, of record in Book 4659, page 547, Register's Office for Davidson County, Tennessee, measuring 55 feet, more or less, thereon.

Being the same property conveyed to Margaret White, from Justin Cutler by Warranty Deed, dated September 16, 2015 and recorded on September 22, 2015, of record in Instrument No. 20150922-0096016, Register's Office for Davidson County, Tennessee.

Parcel ID: 05013000300

Certificate of Authenticity

I, Storey Carver, 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 February 23, 2022

Storey Carver
Affiant Signature

2/23/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

