Karen Johnson Davidson County
Batch# 844282 AFFIDAVITH
04/22/2022 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220422-0046920

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, Mohsen Bokharaeikashi of Williamson 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 HOSSEIN MOHAMMADKHAH died on December 16, 2016, a resident of DAVIDSON County, Tennessee.

2. To the best of my knowledge, the HOSSEIN MOHAMMADKHAH did not have any unpaid debts.

3. Affiant is a resident of Williamson County, in the State of Tennessee.

4. Affiant is familiar with the family history of the HOSSEIN MOHAMMADKHAH.

5. To the best of my knowledge, HOSSEIN MOHAMMADKHAH did not leave a will and testament at the time of his death.

6. Affiant further states that HOSSEIN MOHAMMADKHAH was married at the time of his death and survived by the following heirs at law:

Name:	**Relationship:**
Tayabeh Mohammadkhah	Wife
Manigeh Mohammadkhah	Daughter
Taghi Mohammadkhah	Son
Vivian F. Khah	Daughter
Lida Mohammadkhah	Daughter
Hessamedin Mohammadkhah	Son

7. Affiant is aware of these facts because he is a family friend and son-in-law of HOSSEIN MOHAMMADKHAH and knew the HOSSEIN MOHAMMADKHAH for more than forty (40) years.

8. HOSSEIN MOHAMMADKHAH had no other children, who predeceased him, 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: **117 Longhunter Court, Nashville, TN 37217** and **411 Tampa Drive, Nashville, TN 37211**, in reliance on this affidavit. Legal description 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 DAVIDSON

I, Mohsen Bokharaeikashi, 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 6th day of April, 2022.

Notary Public

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Mohsen Bokharaeikashi, 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 6th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

EXHIBIT A
LEGAL DESCRIPTION

Property 1: 117 Longhunter Court, Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot Number 4 on the Plan of Revised Tract 17, Nashboro Village, or record in Book 5200, page 28, Register's Office for said county. Said Lot Number 4 fronts 62.51 feet on the Northerly margin of Longhunter Court and extends back 112.61 feet on the Southwesterly line and 109.57 feet on the Northwesterly line to a dead line in the rear, measuring 35.67 feet thereon.

Parcel ID: 13511000400

Property 2: 411 Tampa Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 75, on the Plan of Windsor Park, as shown on plat of record in Plat Book 3600, page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parcel ID: 13312006000

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 April 6, 2022.

Storey Carver
Affiant Signature

4/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April 2022.

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

Notary's Seal

