Karen Johnson Davidson County
Batch# 845844 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220426-0047985

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
James Earl Simpson, Jr.

STATE OF : FLORIDA
COUNTY OF ORANGE

On this 16th day of March, 2022, before me personally appeared Lavanya Simpson Arthur, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Orange County, residing at 7501 Citrus Ave Apt 1121, Golden Rock, FL 32733.

That Affiant was personally acquainted with **James Earl Simpson, Jr.**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **James Simpson, Jr.**

That Affiant was an/a Niece of the Decedent.

That Decedent died on or about **August 25, 2021** and that the decedent's place of residence and homestead at the time of death, was as follows: **4025 University Ave, Old Hickory, TN 37138**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	None
Surviving Children:	**Anthony Messenger**
Deceased Children:	None
Adopted Children:	None
Children of Deceased or Adopted Children:	None

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, near Confederate Soldiers Home, in the Division of Lots "A" and "B" of Lot No.1 of Peterson heirs, as of record in Book 843, Page 49, Register's Office for said Country, according to a survey by Ernest Parker Hall, Surveyor, dated June 1, 1976, and described as follows:

Beginning on the West margin of Hermitage Road at a point 586 feet more or less South of the South margin of Hill Road at an iron pin; thence with the West margin of Hermitage Road South 1 degree 37 minutes West 132.6 feet, 1.67 feet past an existing iron pin, to the Northeast corner of the property belonging to Ernest E. Peterson of record in Book 3000, Page 117, Register's Office for Davidson Country, Tennessee; thence leaving Hermitage Road, North 87 degrees 15 minutes West 329.43 feet, with Petersons North line, to a point near the right of the way of the T.C. Railroad; thence parallel to said right of way North 16 degree 22 minutes West 140.36 feet to an iron pin, the Southeast corner in Book 3000, Page 111, Register's Office for Davidson

Country, Tennessee; thence leaving said right of way and with William Petersons South line South 87 degrees 15 minutes East 372.78 feet to an iron, the point of beginning, and containing 1.07 acres, more or less.

Property Address: 4216 Hermitage Rd., Old Hickory, TN 37138

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Lavonya Simpson Arthur
Lavonya Simpson Arthur Affiant

STATE OF Florida
COUNTY OF Orange

Subscribed and sworn to before me this 16th day of May 2022.

Notary Public

My Commission Expires: 7/8/25

ALEXANDER MARCUS
Notary Public - State of Florida
Commission # HH 150987
My Comm. Expires Jul 8, 2025

Individual Notary Acknowledgement

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lavonya Simpson Arthur with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 16th date of May, 2022.

Notary Public

My Commission Expires: 7/8/25

ALEXANDER MARCUS
Notary Public - State of Florida
Commission # HH 150987
My Comm. Expires Jul 8, 2025

Certificate of Authenticity

I, Holly A Meason, 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 3/31/22.

Affiant Signature

3/31/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022