Karen Johnson Davidson County
Batch# 856310 AFFIDAVITH
05/17/2022 08:28:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220517-0056335

THIS DOCUMENT PRE

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Rd., Suite 208
Franklin, TN 37067

OWNERS: Brianna Christine MacDougall
Michael Joseph Evans

Map & Parcel No.: 18215DB06400CO
2512 Prairie Hill Drive
Antioch, TN 37013

SEND TAX NOTICE TO: Brianna Christine MacDougall and Michael Joseph Evans
263 Stonehaven Circle
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, Julian David Ramirez, a Friend of Dianna Esther Evans, residing at 3819 Bellflower circle, Spring Hill, TN, being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On February 2, 2021, Dianna Esther Evans (the "Decedent") died at Antioch, Davidson County, Tennessee.

3. At the time of Decedent's death, she resided at 2512 Prairie Hill Drive, Antioch, Tennessee 37013.

4. Decedent died intestate.

5. At the time of her death, Dianna Esther Evans owned a 100% interest in the following described property:

   Land in Davidson County, Tennessee, Being Lot No. 64, on the Plan of Final Plat Clover Glen, Phase 2, shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description

   Being the same property conveyed to Dianna Evans, an unmarried woman, from Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed on September 30, 2019, and recorded on October 21, 2019, Instrument No. 20191021-0107726, Register's Office for Davidson County, Tennessee.

This property with a common address of
2512 Prairie Hill Drive, Antioch, TN 37013

6. The Decedent was unmarried and survived by two natural children, Brianna Christine MacDougall and Michael Joseph Evans, both of whom are adults.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Brianna Christine MacDougall 50%, Michael Joseph Evans 50%.

Signed this 9 day of May, 2022.

Julian D. Ramirez, Affiant

State of Tennessee)

County of Williamson)

Signed and sworn (or affirmed) before me on May 9, 2022 by Julian D. Ramirez.

Justin Gilbert (seal)
Notary Public

My Commission Expires: 5-20-2025

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.

