This Instrument Prepared By:
Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 857518 AFFIDAVITH
05/18/2022 09:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220518-0057262

AFFIDAVIT AS TO HEIRS
Of
Stephen V. Hammons
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee

COUNTY OF Davidson

On this 1st day of November, 2021, before me personally appeared Kristina Cunningham, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at Lebanon and has been familiar with the family history for 8 years of Stephen V. Hammons, deceased, who was the owner of the following property located at 200 Bonnavue Dr, Hermitage, TN 37076:

See Exhibit "A."

That Affiant knew Stephen V. Hammons (Decedent) is familiar with Decedent's family history; (a statement as to the nature of the relationship may be inserted here – neighbor, minster, 3rd cousin, co-worker, etc.)

And that said decedent died on the May 23, 2017, and that the place of residence and homestead, at the time of death, was as follows:

200 Bonnavue Dr., Hermitage, TN 37076

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise Interested in the estate,

1.	Name	Address
Surviving Spouse	Iris T. Hammons	200 Bonnavue Dr. Hermitage, TN 37076

a. Children

Stephen R. Hammons
14531 Old Nashville
Hwy. Apt. 3303 Smyrna, TN 37167

b. Children of deceased children

NA

c. Adopted children

NA

d. Children of deceased adopted children

NA

(if none above, go to 2)

2.

a. Parent(s)

NA

(if none above, go to 3)

3.

a. Brother(s)/sister(s)

NA

b. Children of deceased brother(s)/sister(s) NA

(if none above, go to 4)

1.

a. Paternal grandparent(s)

NA

b. Children of deceased paternal grandparent(s)

i.e. aunt(s)/uncle(s)

NA

c. Children of deceased paternal aunt(s)/uncle(s)

i.e. cousins

NA

d. Maternal grandparent(s)

NA

e. Children of deceased maternal grandparent(s)

i.e. aunt(s)/uncle(s)

NA

f. Children of deceased maternal aunt(s)/uncle(s)

i.e. cousins

NA

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following:
Names of minors:

And said deceased did not leave a will.

And that the debts against said estate ✓ have or _____ have not been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

Affiant

STATE OF Tennessee

COUNTY OF Wilson

On this 1st day of November, 2021, before me, the undersigned Notary Public, personally appeared _____, known to me or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires:

(SEAL)

SARAH BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-28-2026

File No.: FND-2112691FC

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 946 on the Plan of Section Eight Hermitage Hills of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen V. Hammons, an unmarried man, by Warranty Deed from Susan Lynn Morgan, Trustee for the J. L. Morgan Revocable Trust, dated 1st day of August, 2012, of record in Instrument No. 20120829-0077960, in the Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 29, 2012. The said Stephen V. Hammons having since died May 23, 2017 as shown in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) recorded in Docket No. 17P-1868.

Certificate of Authenticity

I, Jamika Jones, 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 11/1/2021.

Date

Jamika Jones
Affiant Signature

04/15/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15th day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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