THIS INSTRUMENT WAS PREPARED BY: **Larry H. Hagar, Attorney**
**Market Street Bldg., 1st Floor**
**219 Second Avenue, N - Suite 100**
**Nashville, TN 37201**

| NEW OWNER(S) | ADDRESS OF NEW OWNER(S) | MAP/PARCEL NO. |
|---|---|---|
| Frances Shannon | 400 Hadley Bend Boulevard<br>Old Hickory, TN 37138 | 63-8/89 |
| Thomas Leon Shannon | 1717 Garrison Street<br>Nashville, TN 37026 | |

Karen Johnson Davidson County
Batch# 882892 AFFIDAVITH
07/01/2022 11:25:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220701-0076650

**AFFIDAVIT OF HEIRSHIP**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 30th day of June 2022, before me personally appeared **Steven W. Howse** hereinafter referred to as Affiant, who having been first duly sworn, makes oath and deposes and states as follows:

That Affiant is at least eighteen (18) years of age and resides at the following address: **4004 Lafayette Avenue, Old Hickory, Tennessee. 37138**

That Affiant was personally acquainted with Leon Wayne Shannon, deceased, hereinafter referred to as Decedent and has personal knowledge of the family of Leon Wayne Shannon for over twenty five(25) years.

That the Decedent Leon Wayne Shannon died intestate on May 27, 2015, and his estate was probated, in the Probate court for Davidson County, Tennessee, at Nashville, under docket number 15P1178.

The Affiant would show that at the date of death, said Decedent, Leon Wayne Shannon, held title to an interest in the following described real estate in Old Hickory, Davidson County, Tennessee, and more accurately described herein:

**Lots #22 and #24 of Block A-2 on the map of Hadley Bend City of record at Page 120 of Book 421 in the Register's Office of Davidson County, said Lots fronting on the Westerly side of LaFayette and running back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Leon W. Shannon of record in Book 5482**

**Page 972 in the Register of Deeds Office for Davidson County, Tennessee.**

**The property is known as 4031 Lafayette Avenue, Old Hickory, Tennessee 37138.**

That the decedent was married to Francis Shannon and they had one (1) natural child, Thomas Leon Shannon, with the address of 1717 Garrison Street, Nashville, Tennessee 37026. Francis Shannon and Thomas Leon Shannon are the only heirs of Leon Wayne Shannon, with the address of: 400 Hadley Bend Boulevard, Old Hickory, Davidson County, Tennessee, who died intestate on May 27, 2015.

That the said Estate of Leon Wayne Shannon having been probated in the Probate Court for Davidson County, Tennessee, under docket number, 15P1178 in the Probate Court Clerk's Office in Davidson County, Tennessee. The said Francis Shannon and Thomas Leon Shannon, are the only heirs inheriting said property through intestate succession and pursuant to the laws of the State of Tennessee pursuant to T.C.A. Section 31-2-104.

That Affiant acknowledges and agrees that all of the statements and representations in this Affidavit are true and correct to the best of their knowledge and belief and that they may be relied upon to evidence the truth of the facts stated herein.

Further the Affiant Saith Not.

Affiant

This instrument was prepared from information furnished by the Grantor herein. No examination of Public Records has been made to verify or ascertain ownership or status of the title to said property.

Subscribed and sworn to and personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven House, the within named Affiant, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2022.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Mar. 6, 2023