NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
LISA FAGAN THUNE	Same	095 05 0 077.00
244 LISA LANE		
NASHVILLE, TN 37210		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

AFFIDAVIT OF HEIRSHIP

The Affiant, **ANDREA YVONNE BOWEN**, having been duly sworn according to law, deposes and says:

1. I, **ANDREA YVONNE BOWEN**, was a close family friend of Larry Fagan, Jr., and his family, for more than thirty (30) years. I have personal knowledge of the information that is the basis for my sworn statements contained in this Affidavit of Heirship.

2. **LARRY FAGAN, JR.,** owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot 68 on the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for said county.
>
> Said Lot 68 fronts 91.92 feet on the west side of Lisa Lane and runs back between lines 249.02 of the north line and 256.43 feet on the south line to a dead line in the rear on which it measures 81 feet.
>
> Being the same property conveyed to Larry Fagan, Jr. and wife Amy B. Fagan, by warranty deed from Equity Enhancement Corp, a State of Tennessee Corporation, of record in Book 10077, Page 856, in the Register's Office for Davidson County, Tennessee.
>
> This is the same description as in the previous deed of record.

The subject property is improved property known as: **244 Lisa Lane, Nashville, Davidson County, TN 37210.**

3. Amy B. Fagan predeceased Larry Fagan, Jr. She died on June 23, 2015.

4. Larry Fagan, Jr., died intestate on December 9, 2020.

Karen Johnson Davidson County
Batch# 883619 AFFIDAVITH
07/05/2022 09:34:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
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5. Larry Fagan, Jr., was not married when he died.

6. Larry Fagan, Jr., did not have any children.

7. The mother and father of Larry Fagan, Jr., predeceased Larry Fagan, Jr.

8. Larry Fagan, Jr., had only one sibling, namely: Lisa Fagan Thune.

9. Lisa Fagan Thune is the sole next-of-kin, heir-at-law of Larry Fagan, Jr.

10. Lisa Fagan Thune owns a fee simple interest in the real property described herein above in this Affidavit of Heirship pursuant to the laws of intestate succession in Tennessee.

11. Further, Affiant saith not.

Andrea Yvonne Bowen

ANDREA YVONNE BOWEN - Affiant
410 Grapevine Ave.
Madison, TN 37115
(615) 584-2170

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDREA YVONNE BOWEN**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 2022.

NOTARY PUBLIC: _____

My commission expires: 03-07-2023

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.