This Instrument Prepared by The Law Office of Roland Hairston, II and Associates, 615 Main Street, Suite 106, Nashville, TN 37206.

GRANTEE(S):	SEND TAX NOTICES TO:	PARCEL ID: 061 05 0A 045.00
DAVID W. SAUNDERS, JR. 700 Maple Place NASHVILLE, TN 37216	DAVID W. SAUNDERS, JR. 700 Maple Place NASHVILLE, TN 37216	

Karen Johnson Davidson County
Batch# 894971 AFFIDAVITH
07/27/2022 11:18:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220727-0085676

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of July, 2022, before me personally appeared Valerie Bracey, to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Minnie Saunders, deceased.

The Affiant makes oath as follows:

1. My full name is Valerie D. Bracey ("Affiant").
2. I reside at 1360 Rosedale Court Nashville, TN 37207.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Minnie Saunders ("Decedent") are:

I have Know Minnie Sanders since 1971. She and my mother, Mary Bracey were personal friends.

5. The Decedent was not married at the time of her death.
6. The Decedent was survived by her one (1) child:
   a. David Saunders, Jr., who resides at 700 Maple Place, Nashville, TN 37216.
7. All of the above-named children are over the age of eighteen (18) years.
8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.
9. The Decedent died in Nashville, Davidson County, Tennessee on January 7, 2022.

10. The real property to which this Affidavit applies is located at 700 Maple Place, Nashville, TN 37216, and is more fully described as:

> Being Unit No. 19 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan of Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.
>
> Being a portion of the same property conveyed to Minnie K. Saunders, unmarried, by warranty deed from Fox Ridge Homes, INC., a limited partnership of record in Book 7997, Page 920, Register's Office of Davidson County, TN.

11. At the time of Decedent's death, the Decedent resided at 700 Maple Place, Nashville, Davidson County, Tennessee 37216.

12. The Decedent did not leave a Last Will and Testament.

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to her only heir, David Saunders, Jr.

15. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Signed this 25th day of July, 2022.

Valerie D Bracey
Affiant

Sworn to and subscribed before me by Valerie Bracey, this 25th day of July, 2022.

Payton Doherty
Notary Public

My Commission expires: 5/7/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY