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

GRANTEE(S):	SEND TAX NOTICES TO:	PARCEL ID: 071 16 0 391.00
VALERIE BRACEY 1360 ROSEDALE COURT NASHVILLE, TN 37207	VALERIE BRACEY 1360 ROSEDALE COURT NASHVILLE, TN 37207	

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

20220727-0085677

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 ALLENE SHANNON 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 Mary Brown Bracey, deceased. The Affiant makes oath as follows:

1. My full name is ALLENE SHANNON ("Affiant").
2. I reside at 1368 ROSEDALE COURT, NASHVILLE, TN 37207.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Mary Brown Bracey ("Decedent") are:

NEIGHBOR SINCE 1983

5. The Decedent was not married at the time of her death.
6. The Decedent was survived by her one (1) child:
   a. Valerie Bracey, 1360 Rosedale Court, Nashville, TN 37207
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 May 15, 2022.

10. The real property to which this Affidavit applies is located at 1366 Rosedale Court, Nashville, Davidson County, Tennessee, 37207, and is more fully described as:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Joy Gardens, of record in Book 3842, Page 68, R.O.D.C. Tennessee.
>
> Said Lot No. 8 fronts 34.57 feet on the westerly side of Rosedale Court and runs back between lines 128.68 feet on the northerly line and 87.10 feet on the southerly line to a line at the rear on which it measures 135.16 feet thereon.
>
> Being the same property conveyed to James S. Bracey and Wife, Mary E. Bracey by warranty deed from W. L. Bainbridge Company, of record in Book 4063, Page 127, R.O.D.C., Tennessee.

11. At the time of Decedent's death, the Decedent resided at 1366 Rosedale Court, Nashville, Davidson County, Tennessee.

12. The Decedent did 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, Valerie Bracey.

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 Shannon

Affiant

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

Payton Doherty

Notary Public

My Commission expires: 5/9/23

Payton Doherty
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY