Karen Johnson Davidson County
Batch# 907904 AFFIDAVITH
08/25/2022 08:56:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220825-0095836

THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.	STATE OF TENNE COUNTY OF Da The actual consideration for this transfer is: $0.00. Jim Mosier **Jim Mosier** Subscribed and sworn to before me, this 22nd day of July 2022. **NOTARY PUBLIC** My Commission Expires: 4-23-24

MATTHEW HEARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rachel Downey 2061 Stanford Village Drive Antioch, TN 37013	New Owner	Map 18-3 Parcel 9

AFFIDAVIT OF HEIRSHIP

1. My name is **Jim Mosier** ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I was a friend and brother-in-law of Thomas R. Downey (hereinafter "Decedent") and I knew him for approximately 37 years.

3. The Decedent died intestate on June 14, 2022, as a resident of Davidson County, Tennessee.

4. At the time of his passing, Decedent owned real property located at **214 Pear Orchard Drive, Goodletsville, TN 37072** (the "Property"). The Property is more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Connell Hills Subdivision, as of record in Book 2900, page 141, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 154.8 feet on the southwesterly margin of Pear Orchard Drive and extends back between lines 354.7 feet on the north westerly line and 386feet on the southeasterly line to a dead line in the rear on which it measures 108.0 feet.

Being the same property conveyed to Thomas R. Downey and wife, Vernelle H. Downey by Warranty Deed from James P. Sandusky and wife, Maydelle C. Sandusky of record in Book 4806, Page 666-667, Register's Office for Davidson County, Tennessee.

5. The Decedent was predeceased by his wife, Vernelle H. Downey on March 17, 2005, and he was not married at the time of his death.

6. Decedent was survived by one child, Rachel Downey, and he had no other children, born-to or adopted, during his lifetime.

7. Therefore, the Decedent's interest in the Property vested in fee simple absolute in Rachel Downey, his sole heir at law, immediately upon his death pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the name of **RACHEL DOWNEY**.

FURTHER AFFIANT SAYETH NOT.

[SIGNATURE PAGE TO FOLLOW]

SWORN this 22nd day of July 2022.

Jim Mosier

Jim Mosier

STATE OF TENNESSEE)
COUNTY OF Dickson)

Now having first been sworn, the above-named **Jim Mosier**, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 22nd day of July 2022.

MATTHEW HEARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

NOTARY PUBLIC
My commission expires: 4-23-2024