Karen Johnson Davidson County
Batch# 921186 AFFIDAVITH
09/26/2022 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220926-0105999

Instrument Prepared By: Thomas Longaberger, Attorney at Law
209 Gann Drive
Nashville, TN 37210
(615) 259-2070

AFFIDAVIT OF HEIRSHIP

I, Tyrus Kelly hereinafter referred to as Affiant, being first duly sworn on oath, make an oath as follows:

1. That the Affiant is at least eighteen (18) years old and presently resides at the following address:

935 Ebony Road
Tuscumbia, Al 35674

2. That the Affiant has known for at least the past nine years Kaswanna Alexandria Kelly, hereinafter referred to as Decedent, and she has personal knowledge of the family, life, and death of the Decedent.

3. That Affiant knew that at the date of death, Decedent owned the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 76 on the plan of Primrose Meadows, Section II, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed March 20, 2013, and recorded as Instrument Number 20130320-0027455, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 216 Slayton Drive, Madison, TN 37115

4. The Decedent died on November 27, 2021 at the age of 37 years and was at that time a resident of Davidson County, State of Tennessee.

5. That the Decedent was single at the time of her death and died intestate.

6. That no children were born to or adopted by Decedent during her lifetime.

7.That the Decedent is survived by her Mother, Teresa Richardson.

8.That as of the date of execution of this Affidavit, Teresa Richardson is the sole

heir-at-law of the Decedent.

9.The Affiant has no financial interest in the Estate of Kaswana Alexandria Kelly.

10. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify making of such sworn statement,,and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712(2).

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER AFFIANT SAITH NOT:

TYRUS KELLY

STATE OF ALABAMA
COUNTY OF Colbert

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Starisha Neloms, with whom I am personally acquainted (or proved to me on the basis off satisfactory evidence) who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and seal in office this 8th day of September, 2022.

Linda Howard
Notary Public

My Commission Expires: 08/12/23

LINDA HOWARD
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/22 (date of document).

Affiant Signature

9/23/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of Sept, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212