This instrument prepared by:
NOTESTINE LAW FIRM
Trent North Notestine, BPR # 37211
Robert Elliott Graves, BPR #36809
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 805 Redfern Court,
Madison,Tennessee 37115
Davidson County, Tennessee
Map & Parcel: 043-01-0/252.00

Karen Johnson Davidson County
Batch# 928751 AFFIDAVITH
10/12/2022 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221012-0111978

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Ramona Walker being first duly sworn, deposes and states, under oath as follows:

A. Anthony Ronald Birdsong, Sr. purchased and owned a certain parcel of real property located at 805 Redfern Court, Madison,Tennessee 37115 ("the Property"). This Property is described as:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11150, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Ronald Birdsong, Sr. by Warranty Deed from Efrain Rodriguez-Soto and wife, Arleen Fernandez, dated May 26, 2005, and filed of record on June 1, 2005. This can be seen in Instrument Number 20050601-0061928 in the Davidson County Register of Deeds, Tennessee.

B. Anthony Ronald Birdsong, Sr. passed away on March 27, 2022. At the time of his passing, he did not have a will, and thus the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103.

C. Anthony Ronald Birdsong, Sr. was survived by his wife, Patricia Suzette Birdsong and two (2) children, Leya Taylor-Joassin and Anthony R. Birdsong (Hunter), Jr.

D. Therefore, as described hereinabove, the current owners of the Property are Patricia Suzette Birdsong, Leya Taylor-Joassin and Anthony R. Birdsong (Hunter), Jr.

E. According to the laws of intestacy, Patricia Suzette Birdsong gains a One-Third (⅓) interest in the Property and the remaining Two-Thirds (⅔) interest in the Property is split equally between his two (2) children, Leya Taylor-Joassin and Anthony R. Birdsong (Hunter), Jr.

F. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he/she knowingly has made any false statements herein.

G. The Affiant, Ramona Walker, knew this family as a close personal friend for many years.

FURTHER THE AFFIANT SAITH NOT.

Ramona Walker
[Affiant's Signature]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed, sworn to, and acknowledged before me by Ramona Walker, the affiant, and subscribed and sworn to before me on this 8th day of October 2022.

Brenda Y. Gordon
NOTARY PUBLIC

My Commission Expires: 3/24/2024

BRENDA Y GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert Elliott Graves, do herby 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 10/6/22.

Robert Graves
AFFIANT SIGNATURE

10/12/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 12th day of October, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

RENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DSON CO

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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