Karen Johnson Davidson County
Batch# 945451 AFFIDAVITH
11/29/2022 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221129-0125107

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Davidson

I, Rosalyn P Joyce, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Dorothy Marie Suggs (the "Decedent") died on July 14, 2022, a resident of Colbert County, Alabama.

2. Decedent survived her husband, Leo Donald Suggs, who died on October 8, 2021. Leo Donald Suggs survived his mother, Mabel A. Hemphill Suggs, who died on January 1, 1999. Mabel A. Hemphill Suggs, at the time of her death, was the sole vested owner of real property located at 2426 Batavia Street, Nashville, TN 37208 (the "Property").

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Davidson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Decedent died testate. The Last Will and Testament of Dorothy Marie Suggs has been admitted to Probate in the Probate Court of Fulton County, Georgia, Estate No. PC-2022-002825, and is attached hereto as Exhibit "A".

7. Affiant further states that Decedent was survived at the time of her death by the following named devisee per the terms of her Last Will and Testament:

Name:	**Relationship:**
Kendra Richardson	Daughter

8. Affiant is aware of these facts because he/she knew the Decedent for more than 50 years and is well aware of the Decedent's family history.

9. The Decedent had no children or devisees who predeceased her, no adopted children, or any other descendants of deceased children or adopted children or devisees, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and their title underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 2426 Batavia Street, Nashville, TN 37208, in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "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 crime."

I, Roselyn P. Joyce, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Roselyn P. Joyce
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of November, 2022.

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Tuwana J. Bryant
Notary Public
My Commission Expires: 05-09-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/16/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/16/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 **day of** November, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM