THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH.

Karen Johnson Davidson County
Batch# 947275 AFFIDAVITH
12/05/2022 10:30:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221205-0126626

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **JAVIER NAZARIO** v **2748 Cato Ridge Drive, Nashville, Tennessee 37218**, and **ODERA PEREZ** whose mailing address is **2748 Cato Ridge Drive, Nashville, Tennessee 37218.**

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **HECTOR ALCIDES ROSARIO-NIEVES.**

2. **HECTOR ALCIDES ROSARIO-NIEVES** died **August 22, 2021**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **2748 Cato Ridge Drive. MAP AND PARCEL: 058 09 0A 184.00.**

> Land in Davidson County, Tennessee, being Lot No. 175, on the plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument No. 20070824-0101605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Hector A. Rosario-Nieves, unmarried by Warranty Deed from Leah S. Manangat, married, dated November 11, 2018 and recorded November 26, 2018 of record in Instrument No. 20181126-0115364, in the Register's Office for Davidson County, Tennessee.

3. **HECTOR ALCIDES ROSARIO-NIEVES** was unmarried at the time of his death as his wife, **ALMA NELLY CLAVELL CHETRANGOLO** predeceased him

on October 12, 2014.

4. The decedent was survived by one adult child: **HECTOR ALCIDES ROSARIO** whose address is **2748 Cato Ridge Drive, Nashville, Tennessee 37218**. As such, said child is the decedent's sole heir at law and is at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during his lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **HECTOR ALCIDES ROSARIO-NIEVES** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. Thus, by our own personal knowledge, we hereby swear and affirm that **HECTOR ALCIDES ROSARIO** holds a 100% interest in said property. The real property is owned by said individual in fee simple referenced in Paragraph (4) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 24 day of October, 2022.

JAVIER NAZARIO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **JAVIER NAZARIO**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 24 day of October, 2022.

Notary Public

My Commission Expires: 09/08/25.

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the ___ day of _____, 2022.

~~ODERA PEREZ~~
Francisco Baquero

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, ~~ODERA PEREZ~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this ____ day of _____, 2022.

Notary Public

My Commission Expires:_____.

[redacted]

P.O. Box 902 1507
San Juan PR 00902-1507