THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
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FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 948756 AFFIDAVITH
12/07/2022 10:38:30 AM 3 pgs
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NOTICE TO AFFIANTS: Tenn. Code Ann. §30-2-712(f) provides that any person who willfully, corruptly, and falsely swears to any statement in an Affidavit of Heirship 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 felony, the penalty for which may include imprisonment in the penitentiary for not less than one year nor more than five years. Therefore it is imperative that the Affiant here state only facts known to Affiant to be true.

AFFIDAVIT OF HEIRSHIP

RE: Mr. Richard David Lyons, deceased

Comes now **Lucretia Nixon**, hereinafter "Affiant", being a person over eighteen years of age, and being duly sworn, and by her signature below, does state as follows:

1. That Affiant is familiar with the family history of **Richard David Lyons** (hereinafter, "the Deceased"), whom she knows to be now deceased; and

2. That Affiant knows it to be true and states that the Deceased was unmarried at the time of his death; and

3. That Affiant knows it to be true and states that the Deceased neither fathered nor adopted any children in his lifetime; and

4. That Affiant knows it to be true and states that the Deceased had **THREE** siblings, all of whom survived him, namely **Robert Edward Fitzgerald, Larry Latoniea Fitzgerald, and Maryland Eugene Lyons.**

5. That Affiant knows it to be true and states that no Will of the Deceased was located at the time of his death, but that his intestate estate is probated in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 22P201; and

6. That Affiant knows it to be true and states that at the death of the Deceased, he was the owner of certain real property, property being described as follows, to wit:

BEING **Lot No. 5**, on the Plan of Cedarwood Estates, Section I, of record in Book 4675, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maryland Lyons, Jr and wife, Dorothy F. Lyons by Warranty Deed from Bob Potter Company of record in Book 5078, page 664, dated October 14, 1976, and recorded on October 15, 1976, at the Register's Office for Davidson County, Tennessee. Maryland Lyons, Jr died on December 28, 2017. Being further conveyed to Dorothy F. Lyons and her son, Richard D. Lyons as tenants in common with the right of survivorship by Quitclaim Deed from Dorothy F. Lyons of recorded in Instrument number 20180411-0033988, dated April 10, 2018 and recorded on April 11, 2018, Register's Office for Davidson County, Tennessee. Dorothy F. Lyons is deceased, leaving Richard D. Lyons as the sole owner by survivorship. Richard D. Lyons is now deceased, having died on 11/28/2021. His intestate estate is probated in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 22P201.

FURTHER THE AFFIANT SAITH NAUGHT, this the 2 day of **December, 2022**:

Lucretia Nixon

COUNTY OF WILLIAMSON)
)
STATE OF TENNESSEE)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for said County and State, by the within named **Lucretia Nixon**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of **December, 2022**.

NOTARY PUBLIC

My Commission Expires: _____

W. AARON GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity

I, Drusilla Bryant, 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 12-6-2022.

Drusilla Bryant

Affiant Signature

12-6-2022

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of Dec, 2022.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026