Karen Johnson Davidson County
Batch# 949718 AFFIDAVITH
12/09/2022 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221209-0128182

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Emily Earls and Ewin Earls 2810 Oakland Ave. Nashville, TN 37212	Emily Earls 2810 Oakland Ave. Nashville, TN 37212	117 04 0 256.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Re: Property described in Instrument No. 20051215-0150524, Register's Office for Davidson County, Tennessee.

Carole Edwards Earls (A/K/A Carolyn Ann Earls), hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Tennessee; and resides at the following address: 512 Leeanne drive Nashville, Tennessee 37211.

2. That Affiant personally knew Robert W. Earls, Jr., deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was the former spouse of the Decedent, and was personally acquainted with Decedent for a period of more than 23 years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on March 11, 2021.

5. That the Decedent was divorced and was not married at the time of his death.

6. That the Decedent had two children living at the date of his death, being Emily Earls and Ewin Earls, and no deceased children.

7. That the Decedent was survived by his children, Emily Earls and Ewin Earls.

8. That the following persons constitute the heirs-at-law of the Decedent at his date of death:
Emily Earls, 2810 Oakland Ave, Nashville, TN 37212
Ewin Earls, 2810 Oakland Ave, Nashville, TN 37212.

9. That as of the date of execution of this Affidavit, the following persons constitute the heirs-at-law of the Decedent at his date of death:
Emily Earls, 2810 Oakland Ave, Nashville, TN 37212
Ewin Earls, 2810 Oakland Ave, Nashville, TN 37212.

10. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 2810 Oakland Ave, Nashville, Tennessee 37212, owned by the Decedent, Robert W. Earls, Jr. being one and the same person as Robert W. Earls.

FURTHER AFFIANT SAITH NOT.

Carole Edwards Earls, Affiant

Sworn to and subscribed before me. This the 5th day of Aug, 2022.

Notary Public

My Commission Expires: 01/11/2026

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carole Edwards Earls, the Affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and acknowledged that the execution of the same as her free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of the Affiant's knowledge, information and belief.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of Aug, 2022.

Notary Public

My Commission Expires: 01/11/2026

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

EXHIBIT A
To Affidavit of Heirship

Land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No . 31 on the Map of Belmont Terrace as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 50.0 feet on the easterly side of Oakland Avenue and runs back between parallel lines 160.2 feet, more or less, to an alley.

Being the same property conveyed to Robert W. Earls by deed from Calvin W. Fite, Jr. of record at Instrument No. 20040901-0105731, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Robert W. Earls by Quitclaim Deed from Carolyn Ann Edwards (formerly Carolyn Ann Edwards Earls) of record at Instrument No. 20051215-0150524, Register's Office for Davidson County, Tennessee. Robert W. Earls is one and the same person as Robert W. Earls., Jr.

This is improved property known as: 2810 Oakland Ave, Nashville, Tennessee 37212.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 August 5, 2022.

Carla L Lovell

Carla Lovell

12/8/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of December, 2022.

Notary Public

My Commission Expires: 7/7/2025

