Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 952307 AFFIDAVITH
12/16/2022 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221216-0130225

AFFIDAVIT OF HEIRSHIP

(Heirs at Law for Title Insurance Purposes)

The undersigned do hereby state and affirm as follows:

1. That Luke J. Able ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;

2. That said Owner died intestate (decedent died having left a will, but the probabe court would not admit said will to probate) August 15, 2022 with a principal place of residence at time of death of 409 Annapolis Circle, Hermitage, TN 37076;

3. That the following are the lineal descendants of said Owner at the date of death:

Surviving Spouse:	Children of Deceased Children:
NONE	NONE
Children:	
Luke Jerome Able, II	
LaMista Dawn Pettet	

4. That the undersigned are the heirs at law of said Owner and hereby warrant as follows:

   a. There are no judgments, pending litigation, executions or attachments in or from any court affecting said real property;

   b. The undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor their respective closing and/or title company;

   c. In consideration of the issuance of title insurance by closing and/or title company on said real property, the undersigned agrees to indemnify and hold harmless their respective closing and/or title company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against said Owner or said real property.

Dated this 8 day of December, 2022.

Lamista Dawn Pettet
Signature

LaMista Dawn Pettet
Name

3460 Van Fossen Rd Johnstown OH 43031
Address

STATE OF Ohio

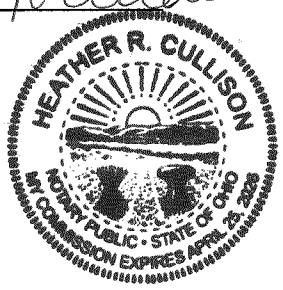
COUNTY OF Franklin

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

Heather R Cullison
Notary Public

My Commission Expires:

(SEAL)



STATE OF Ohio

COUNTY OF Franklin

I, Heather R. Cullison, a Notary Public for the County of Franklin and State of Ohio, do hereby certify that LaMista Dawn Pettet personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of December, 2022.

Heather R Cullison
Notary Public

My Commission Expires:

(SEAL)

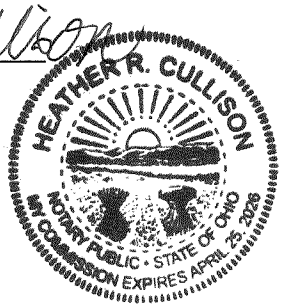


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Book 9700, page 874, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Luke J. Able, an unmarried person from Cecelia Burdi and her life partner, Debra Luevano, as joint tenants with right of survivorship by Warranty Deed dated November 4, 2010 and recorded on November 10, 2010 in Instrument No. 20101110-0090354, Register's Office for Davidson County, Tennessee.

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 15, 2022.

Tracey Trumphour

Affiant

Date: 12-15-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of December, 2022

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY