Karen Johnson Davidson County
Batch# 953286 AFFIDAVITH
12/19/2022 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0131167

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

# AFFIDAVIT OF HEIRSHIP

as to

**James M. Surratt**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of **December, 2022**, before me personally appeared **Darrell Best**, "Affiant," who having been duly sworn, deposes and says:

**That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.**

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, residing at 504 54th Ave, Nash, TN 37209.

That Affiant was personally acquainted with **James M Surratt**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **James Michael Surratt.**

That Affiant was an/a **Friend** of the Decedent.

That Decedent died on or about April 9, 2017 and that the decedent's place of residence and homestead at the time of death, was as follows: **205 Joann Ct,, Nashville, TN 37211**

That Decedent was survived by the following person(s):

| | Name |
|---|---|
| **Surviving Spouse:** | **None** |
| **Surviving Children:** | **Chasity Timberman**<br>**Michael Shane Surratt** |
| **Deceased Children:** | **None** |
| **Adopted Children:** | **None** |
| **Children of Deceased or Adopted Children:** | **None** |

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.**

**Property Address: 205 Joann Ct., Nashville, TN 37211**

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify

the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did leave a will.

Further the Affiant sayeth not.

Darrell Best

**Darrell Best** - Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 16th day of **December, 2022.**

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Individual Notary Acknowledgement**

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Darrell Best** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 16th date of **December, 2022.**

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Certificate of Authenticity**

I, Holly A Mason, 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 12/16/22.

Affiant Signature

12/16/22
Date

State of TN
County of Davidson

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

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25