Karen Johnson Davidson County
Batch# 960350 AFFIDAVITH
01/11/2023 03:24:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230111-0002547

THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of December, 2022, before me personally appeared Stevenson L. Lester, whose address is 1491 Nonaville Rd. Mt. Juliet TN 37122, being of at least 18 years of age, being first duly sworn, says that:

1. I was personally acquainted with Thelma T. Johnson (the "Decedent") for approximately 50 years during her lifetime and that she died at or near the city of Nashville in the state of Tennessee on May 29, 2019 being approximately 98 years of age at the time of death.

2. Affiant's relationship to Decedent is that of Friend.

3. Decedent was predeceased by her husband Napoleon Johnson on March 22, 1965 and never remarried.

4. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiant is fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:

    a) Surviving Spouse:
        i. *N/A*
    b) Surviving Children:
        i. *Carolyn Ann Johnson, now known as Carolyn Ann Edwards*
    c) Adopted children of Decedent:
        i. *N/A*
    d) Surviving children of Decedent who are now deceased:
        i. *N/A*
    e) Surviving children of deceased child:
        i. *N/A*

5. This Affidavit is made in connection with the title to the following lands in Davidson County, Tennessee:

See attached Exhibit "A"

6. The decedent left a Last Will and Testament, but it was not probated. The Last Will and Testament is attached hereto as Exhibit "B" as further evidence of heirship.

See attached Exhibit "B"

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully and falsely swears to any statement in any such affidavit known 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"

Steven L. Roth
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Melissa Shaffer the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 19 day of December 2022.

My commission expires: 5-9-26

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Property Description

Closing Date: **December 22, 2022**

Borrower(s): **Carolyn Ann Edwards**

Property Address: **2524 Gardner Lane, Nashville, TN 37207**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, Pages 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Napoleon Johnson by Warranty deed from N. H. Barker and Herschel Greer of record in Book 2536, page 111, Register's Office for Davidson County, Tennessee, dated April 20, 1956 and recorded on April 24, 1956. (Value or consideration shown in aforementioned deed $13,250.00.) Napoleon Johnson having since died intestate on March 22, 1965. Thelma T. Johnson and Carolyn Ann Johnson, heirs of Napoleon Johnson, evidenced by Affidavit of Heirship of record in Book 7190, page 528, Register's Office for Davidson County, Tennessee, are the sole owners of the property. The said Thelma T. Johnson having since died on May 29, 2019 leaving her daughter Carolyn Ann Johnson as surviving heir. Carolyn Ann Johnson is now known as Carolyn Ann Edwards, a widow.

LAST WILL AND TESTAMENT

OF

THELMA THOMAS JOHNSON

I, THELMA THOMAS JOHNSON, of Davidson County, Tennessee, being of sound mind and disposing memory and not acting under duress, fraud, or undue influence of any person whomsoever, do make, publish and declare this to be my Last Will and Testament, in the manner following, and I do hereby revoke any and all wills or codicils heretofore made by me.

ITEM I.

I direct my Executrix, hereinafter named, to pay all my just debts, including funeral expenses, out of any funds or property left by me at my death as soon as is convenient after my death.

ITEM II.

I do hereby give, devise and bequeath to my church, St. Pius X, the sum of $1,000.00.

ITEM III.

I hereby give, devise and bequeath all the rest, residue and remainder of any property of which I die seized, both real and personal, to my daughter, Carolyn Johnson Edwards, to be hers absolutely.

ITEM IV.

In the event my daugther, Carolyn Johnson Edwards, should predecease me, I do give, devise and bequeath all the rest, residue and remainder of my estate, both real and personal, to my nephew, Willie Frank Fort, to be his absolutely.

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ITEM V.

I do hereby appoint my daughter, Carolyn Johnson Edwards, as Executrix of this my Last Will and Testament, and she is to serve without bond.

IN WITNESS WHEREOF, I have set my hand to this my Last Will and Testament, consisting of two (2) typewritten pages and the Affidavit page this the 20 day of July, 1993.

Mrs. Thelma T. Johnson
THELMA THOMAS JOHNSON

The foregoing instrument, consisting of two (2) typewritten pages, was signed, published and declared by the said THELMA THOMAS JOHNSON as her Last Will and Testament in the presence of us and who, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto this the 20th day of July, 1993.

Elaine Hamilton residing at Antioch, TN
Witness Address

Tracy Woodcock residing at Antioch TN
Witness Address

PAGE TWO OF MY LAST WILL AND TESTAMENT T.T.J.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, who are the attesting witnesses to the Last Will and Testament of THELMA THOMAS JOHNSON being duly sworn according to law, make oath as follows:

1. That each of us is an adult resident of Davidson County and Davidson County, Tennessee, and that we are the witnesses to the Last Will and Testament executed by THELMA THOMAS JOHNSON on the 20th day of July, 1993 at Nashville, Tennessee.

2. That the Testatrix declared the above-dated instrument to be her Last Will and Testament and requested that each of us be witnesses thereto. That the Testatrix signed the said Last Will and Testament in our presence and we, in the presence of each other and the Testatrix, signed the said Will as witnesses on the date and at the place indicated above.

3. That at the time of the execution of the said Will, each of us is of the opinion that the Testatrix was of sound mind and was over 21 years of age.

4. That this affidavit is executed on the 20th day of July, 1993.

Elaine Hamilton

Tracy A. Woodcock

SWORN TO AND SUBSCRIBED
BEFORE ME this the 20th
day of July, 1993.

Notary Public

My Commission Expires: 9-16-95

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Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-19-22 .

Affiant Signature

12-19-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of December, 2022.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON