This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
Belcher Sykes Harrington, PLLC
320 Seven Springs Way Ste 110
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 961117 AFFIDAVITH
01/13/2023 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003041

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned, being first duly sworn, hereby deposes and says:

1. I am over the age of 18.

2. Tatiana J. Kennedy was the owner of the following described real estate located in Davidson County, Tennessee (Map and Parcel: 119 04 0 089.00) (the "Property"):

**See Exhibit A attached hereto and incorporated herein by reference.**

3. Tatiana J. Kennedy died intestate on July 18, 2022. Her estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P1691.

4. The heirs of Tatiana J. Kennedy, having been unmarried at the time of her death, according to the laws of intestancy, are her two (2) children, whose names are Terree Ann-Marie Kennedy Jr. and Tazzel Malik Kennedy, who both survived her.

5. As a result, Terree Ann-Marie Kennedy Jr. and Tazzel Malik Kennedy are now the current owners of any and all interest in the Property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Elizabeth Ryder Sykes, Esq.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Ryder Sykes, Esq.**, the within named bargainor, 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.

Witness my hand, at office, this 12th day of January, 2023.

Notary Public
My commission expires:

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 118, on the plan of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lawndale Drive at the corner of Lots Nos. 118 and 119; thence with the line between said lots southwardly 230.1 feet to the corner of Lots. Nos. 117 and 118; thence with the line between said lots westwardly 227.2 ft. to the easterly margin of Thompson Lane; thence with said Lane northwardly 204.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a northeasterly direction 39.3 feet to the southerly margin of Lawndale Drive; thence with said Drive eastwardly 196.7 feet to the beginning.

Being the same property conveyed to Tatiana J. Kennedy, by Quitclaim Deed from Tatiana J. Kennedy and Karen Rankins, Co-Administrators of the Estate of Mary Rankins Smith, of record at Instrument No. 20190627-0062272, Register's Office for Davidson County, Tennessee.

**CERTIFICATE OF AUTHENTICITY**

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 January 12, 2023.

January 13, 2023
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 13th day of January, 2023.

Linda J. Williams
**Notary Public**

My commission expires:

**March 3, 2026**

