Karen Johnson Davidson County
Batch# 968129 AFFIDAVITH
02/06/2023 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230206-0008548

THIS INSTRUMENT WAS PREPARED BY:
R. Houston Akin, Attorney
1103 Holly Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP RE: ERNESTINE ZERGAW

STATE OF FLORIDA

COUNTY OF Volusia

On this 8th day of November, 2022, before me personally appeared Pat Collier, "Affiant", who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident of Volusia County, Florida, residing at 409 Fort Smith Blvd., Deltona, FL 32738; and

That she is the sister of Ernestine Zergaw, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about May 12, 2020, a resident of Davidson County, Tennessee, residing at 520 Pappus Court, Nashville, Tennessee 37207; and

That Decedent was divorced at the time of her death; and

That Decedent was survived by her four sons, Delmas McGarr, Jr., Reginald McGarr, Jerald McGarr, and Ashanafie Shemeles, Decedent's only biological or adopted children; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Old Republic National Title Insurance Company in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Lot(s) 232, as shown on the map entitled the Plan of Trinity Hills Village, Section II, First Addition, of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ERNESTINE M.. MCGARR, by deed from DOSS R. WILLIAMS AND WIFE, CORRINE L. WILLIAMS, of record in Book 5296, page 644, dated May 31, 1978, said Register's Office. The said ERNESTINE M. MCGARR, also known as ERNESTINE M. MCGARR ZERGAW having since died intestate on or about March 12 ,2020. leaving Delmas McGarr, Jr., Reginald McGarr, Jerald McGarr, and Ashanafie Shemeles, Decedent's as her only heirs-at-law.

Further, Affiant sayeth not.

Patricia Collier (L.S.)
Pat Collier

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Pat Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 8th day of November, 2022.

Notary Public

My Commission Expires: 4/18/2025

Notary Public State of Florida
Matthew Potokar
My Commission HH 118371
Expires 04/18/2025

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 8, 2022.

2/6/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of February, 2023.

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES