This Instrument Prepared by Roland T. Hairston, II, Esq., 615 Main Street, Suite 106, Nashville, TN 37206

GRANTEE(S): **STEVEN R. DARTIS**
KIMBERLY J. DARTIS

SEND TAX NOTICES TO:

STEVEN R. DARTIS
3929 AUGUSTA DRIVE
NASHVILLE, TN 37207

KIMBERLY J. DARTIS
3929 AUGUSTA DRIVE
NASHVILLE, TN 37207

MAP & PARCEL: **59-11-82.00**

Karen Johnson Davidson County
Batch# 969685 **AFFIDAVITH**
02/13/2023 09:56:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230213-0010227

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of May, 2022, personally appeared,

Ronald Powe to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Eleanor Dartis-Hart, deceased. The Affiant makes oath as follows:

1. My full name is Ronald Powe ("Affiant").
2. I reside at 5005 Monaco Drive - LaVergne, TN 37086
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Eleanor LaPrade Dartis-Hart ("Decedent") are as follows:

I have known Eleanor Dartis Harts from 1994 - 2021.

5. The Decedent was single when she died.
6. The Decedent has two children: Steven R. Dartis and Kimberly J. Dartis.
7. The Decedent died in Nashville, Davidson County, Tennessee on February 25, 2021.
8. The real property to which this Affidavit applies is located at 3929 Augusta Drive, Nashville, TN 37207, and is more fully described as:

Land in Davidson County, Tennessee, being Lot No. 443, Haynes Manor, Section III, as of record in Book 4175, page 11, Register's Office for said County

SAID Lot No. 443 fronts 80 feet on the northwesterly margin of Augusta Drive and runs back between lines 163.0 feet on the northeasterly line and 170.4 feet on the southwesterly line, to a line at the rear, measuring 80.3 feet thereon.

BEING the same property conveyed to Eleanor LaPrade Dartis by John H. Jones, III and wife, Barbara M. Jones by deed of record in Book 1622, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4228, page 685, as amended in Book 4243, page 869, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

9. At the time of Decedent's death, the Decedent resided at 3929 Augusta Drive, Nashville, TN 37219.

10. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

11. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to Steven R. Dartis and Kimberly J. Dartis.

12. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Signed this 3rd day of May, 2022.

Ronald Dowe Ed I

Affiant

Sworn to and subscribed before me this 3rd day of May, 2022.

Caroline Haynes Page

Notary Public

My Commission expires: 7/7/2025

CAROLINE HAYNES PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.