Karen Johnson Davidson County
Batch# 979737 AFFIDAVITH
03/13/2023 10:35:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230313-0017933

G#X-0533
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

AFFIDAVIT OF HEIRSHIP AND INDEMNITY AGREEMENT

STATE OF OHIO)
COUNTY OF PREBLE)

On this 22nd day of February, 2023, before me personally appeared Pearlie Smith ("Affiant"), is familiar with the family history of Josephine Mays a/k/a Josephine Napier Mays, deceased ("Decedent") because she is a blood relative (Sister) of the Decedent, and has no financial interest or stake in the property and is a disinterested party, to me personally known or proved to me on the basis of satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at Preble County, State of Ohio.

That Affiant, for and in consideration to induce First American Title Insurance Company and Attorneys Title Company, Inc. (hereinafter collectively referred to as "Insurer") to perform certain closing and/or title services, makes the following statements and indemnity agreements to Insurer:

And that said Decedent died on the 23rd day of September, 2022, and was predeceased by her husband, Ronald Dean Mays, who died on May 17, 2012, and that the place of residence and homestead at the time of her death, purchased December 11, 2015, was as follows:

439 Hickory Glade Drive, Antioch, TN 37013.

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise interested in the estate:

	NAME	ADDRESS
Name of widow or widower:	None	
Children:	Timothy M. Tello	
Adopted Children:	None	
Descendants of any deceased children:		

That Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

That all of the above are over the age of twenty-one (21) years, except the following:

Name of Minors: None

And to the best of Affiant's knowledge, the said Decedent ( ) left a Will / ( ) did not leave a Will.

And that the debts against said estate ( ) have been paid / ( ) have not been paid.

This Affidavit of Heirship was freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, for the purpose of establishing title to any property owned by the Decedent.

Tennessee Code Annotated § 30-2-712(f) provides that "[w]hoever 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."

Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

Pearlie Smith
Affiant – Pearlie Smith
Pearlie

Subscribed and sworn to before me
this 22nd day of February, 2023.

Brittany Sherritt
Notary Public

My Commission Expires: 6/7/27



Brittany Sherritt, Notary Public
In and for the State of Ohio
My Commission Expires 6/7/27

STATE OF OHIO)
COUNTY OF Preble)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pearlie Smith, 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 Eaton (City), Ohio, this 22nd day of February, 2023.



Brittany Sherritt, Notary Public
In and for the State of Ohio
My Commission Expires 6/7/27

Brittany Sherritt
Notary Public

My Commission Expires: 6/7/27