Instrument Prepared By
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
410 W Main Street Ste 200
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 979836 AFFIDAVITH
03/13/2023 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0018033

AFFIDAVIT OF HEIRSHIP

I, Tiandra Debnam, being first duly sworn on oath state that I am of legal age and that based upon my personal knowledge hereby affirm the following:

1. I am personally familiar as family friend with the family of Debra Linn Collins-Thornton ("Decedent") with full knowledge of the facts stated in this affidavit.

2. Debra Linn Collins-Thornton died on July 19, 2021. At the time of death, Decedent owned real property at 2445 Rychen Drive Nashville, TN 37217

3. Decedent had two children, Khristopher Ryan Thornton and Myesha Nicole Massie

4. Decedent left no surviving spouse.

5. Decedent died without leaving a valid written will.

6. Debra Linn Collins-Thornton was also known as: Debra Collins-Thornton and Debra L. Collins-Thornton

This Affidavit is given as an inducement for Fidelity National Title Insurance Company to insure the title to the above described property without taking exception as to any and all matters set out herein above, and further the undersigned agrees to indemnify Fidelity National Title Insurance Company; Trinity Title, LLC; Blake Garner, Attorney and/or anyone relying on this document for any loss caused by a misstatement of facts.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him/her to be false of about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Dated this 3rd day of March, 2023.

Tiandra Debnam

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Tiandra Debnam 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 (AFFIDAVIT OF HEIRSHIP) for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2023.

Notary Public
My Commission Expires: 7/6/2026

MEGAN RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Certificate of Authenticity

I, Aimee Cain, 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 March 3, 2023.

Date

Aimee Cain

Affiant Signature

March 13, 2023

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)