Karen Johnson Davidson County
Batch# 1005654 AFFIDAVITH
05/19/2023 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230519-0037904

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP

as to

Elton Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of **May, 2023**, before me personally appeared **Charisma Beatty**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of **DAVIDSON County**, residing at **PO Box 68132, Nashville, TN 37206**

That Affiant was personally acquainted with **Elton Brown**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Affiant was an/a **Great Grand Daughter** of the Decedent.

That Decedent died on or about 7/25/2013 and that the decedent's place of residence and homestead at the time of death, was as follows: **1013 Seymour Ave, Nashville, TN 37206**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**
Surviving Children:	**Ann E. Beatty**
Deceased Children:	**Willie Earl Brown**
	Peggy Jean Marable
Adopted Children:	**None**
Children of Deceased or Adopted Children:	**Adam Burnside**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being the westerly 55 5/10 feet of Lot No. 27 on the Map of McGavock's Addition, as of record in Book 21, Page 41, Register's Office for said County, more particularly described as follows:

Beginning at the northeast corner of Jefferson Street, and 16th Avenue North; thence northwardly along the easterly margin of 16th Avenue North 150 feet to an alley; thence westwardly along the southerly margin of said alley 55 5/100 feet to a point; thence southwardly 150 feet to Jefferson Street 55 5/10 feet to the point of beginning.

Property Address: 1502 Jefferson St., Nashville, TN 37208

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did leave a will and that will has not been probated.

Further the Affiant sayeth not.

Charisma Beatty

Charisma Beatty - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15th day of May, 2023.

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Charisma Beatty** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 15th date of May, 2023.

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tax Parcel No.: **081-16-0-342.00**

Certificate of Authenticity

I, Ashlee Page, 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 5-19-23.

Affiant Signature

5-19-23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY