This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, Tn 37075

AFFIDAVIT OF HEIRSHIP
Tennessee Code Annotated § 30-2-712.

Karen Johnson Davidson County
Batch# 1012249 **AFFIDAVITH**
06/07/2023 10 30 53 AM 2 pgs
Fees $12 00 Taxes $0 00
20230607-0043171

STATE OF TENNESSEE }
COUNTY OF Dickson }

The undersigned, being duly sworn, deposes and says:

1. On this 15 day of May, 2023 before me, Virginia L Easley the affiant, who resides at 1519 12th Ave N, Nashville County of Davidson State of Tennessee, to me personally known who being duly sworn under oath and penalty of perjury did state that (I) am familiar with the family history of Josephine Guinn (the deceased) who was the owner of the following property 3212 Crowe Drive, Nashville, TN 37218, (the property), and that said decedent died on the 29th day of October, 2012, that said decedent was a widow at the time of her death, the said decedent had two children born to her during her lifetime, (1) daughter, Gloria Guinn, who predeceased her on 11/26/1997, leaving three children, Debra D. Curry Moore, Albert Lee Curry, Jr. and Victor Antonio Curry; and (1) son, Herschel Guinn, who died 03/21/2023, leaving Anjeanette Guinn his spouse; she did not adopt or contract to adopt any other children, and that the place of Residence and homestead at the time of death was 3212 Crowe Drive, Nashville, TN 37218
2. That there are no unpaid debts to creditors.
3 That the decedent was not on TennCare at the time of death
4. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain house and lot known as (address) 3212 Crowe Drive, Nashville, Tn 37218, (Tax Map 80-8, Par 046 00)
5. And Affiant further states that deceased left surviving the following persons, as heirs or otherwise interested in the estate:

NAME OF THE HEIR	RELATION TO THE DECEASED	OF OR OVER THE LEGAL AGE
Debra D. Curry Moore	Granddaughter	65
Albert Lee Curry, Jr.	Grandson	64
Victor Antonio Curry	Grandson	62
Anjeanette Guinn	Spouse (Herschel)	45

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

The Affiant understands: This Affidavit is given freely and pursuant to the provisions of T.C.A. 30-2-712 for the purposes of facts concerning the heirs at law of the deceased listed above. Furthermore, this Affidavit of Heirship is being used to authenticate the ownership of the above mentioned property and in accordance with T.C.A 30-2-408. This affidavit is being relied upon by the Lender, Settlement Agent, and Title Company for the purpose of proceeding with the closing of a loan and issuing title insurance on the above mentioned property. The Affiant hereby agrees to indemnify the Lender, Settlement Agent, Title Company, and any other entity that incurs damages that arises from any false or misleading statements (intentional or not) stated in this Affidavit. Said damages may include but not limited to: the Loan Amount, the cost of collection and correction, and any and all attorney fees.

IN WITNESS WHEREOF, This affidavit is given freely and pursuant to the provisions of T.C.A. 30-2-712 for the purpose of facts concerning the heirs of ~~John C Butterfield, Jr~~ Josephine Guinn on this the 15 day of May, 2023.

Virginia L. Easley
Affiant Virginia L. Easley
Print Name

Sworn and subscribed before me this the 15 day of May, 2023.

Notary Public

My Commission Expires: 10-22-2024

ADREANA BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Virginiah Easley, the within named affiant, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at office this 15 day of May, 2023.

Notary Public

My Commission Expires: 10-22-2024

ADREANA BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON