This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1016168 AFFIDAVITH
06/16/2023 03 19 12 PM 2 pgs
Fees $12 00 Taxes $0 00
20230616-0046305

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June 2023, personally appeared **Betty Jackson** hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1 That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Tennessee.

2. That Affiant was personally acquainted with **Rosie Pickens**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being a family friend.

3. At the time of Decedent's death, she was not married. That Decedent died on April 27th, 2023 and was at the time a resident of Davidson County, Tennessee

4. That Decedent was survived by the following persons:

Maxine L. Watts	**Daughter**
1222 Stainback Ave	
Nashville, TN 37207	

5 That at the time of the Decedents death, she owned certain property in Davidson County, Tennessee, namely 1221 Stainback Avenue Nashville, Tennessee 37207 (*Parcel #07115044700*), and more particularly known as follows

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Sharpe & Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawson Pickens and wife, Rosie Pickens, by Deed from Norma Jean Weaver Walls, unmarried, of record in Book 6424, Page 830 in the Register's Office for Davidson County, Tennessee.

Lawson Pickens having predeceased his wife, Rosie Pickens.

This is improved property commonly known as 1221 Stainback Avenue, Nashville, TN 37207.

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

Betty Jackson 6/13/2023
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2023.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jackson**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of June 2023.

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Adrienne Mims
NOTARY PUBLIC

My Commission Expires: 1/8/2024