Karen Johnson Davidson County
Batch# 1025743 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20230713-0053614

This Instrument Prepared By:
Tyler Chance Yarbro
Dodson Parker Behm & Capparella
1310 6th Avenue North
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Miracle Newsom
Estate of Sharia Newsom
3105 Bridgepoint Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
095 p/o 97.00 & 166.00

AFFIDAVIT OF HEIRSHIP AS TO ROBERT NEWSOM, DECEASED RELATING TO REAL ESTATE LOCATED AT 3105 BRIDGEPOINT DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Robert Newsom, (hereinafter "**Decedent**") owned real property located at 3105 Bridgepoint Drive, Nashville, Davidson County, TN 37207, and more particularly described below, on the date of his death on November 16, 2017, in Davidson County, Tennessee.

The Decedent died intestate and was survived by, his Spouse, Sharia Newsom. Sharia Newsom died September 1, 2021. An order has been entered opening a probate estate for Sharia Newsom in Davidson County Tennessee known as Davidson County Circuit Court Case No. 22P-20, and appointing Miracle Newsom as Personal Representative of the Estate of Sharia Newsom. Pursuant to Tennessee laws of intestate succession, T.C.A.§ 31-2-104, Sharia Newsom received a one-half (1/2) interest in the real estate located at 3105 Bridgepoint Drive, Nashville, Davidson County, TN 37207.

The decedent was survived by the undersigned, his daughter, Miracle Newsom. Pursuant to Tennessee laws of intestate succession, T.C.A.§ 31-2-104, Miracle Newsom received a one-half (1/2) interest in the real estate located at 3105 Bridgepoint Drive, Nashville, TN 37207.

Pursuant to the Warranty Deed recorded in the Register of Deed's office in Davidson County, Tennessee, Instrument # 20051031-0131222, Robert Newsom, owned a one hundred percent (100%) undivided interest in the improved property known as 3105 Bridgepoint Drive, Nashville, Davidson County, TN 37207.

The above-mentioned real property owned by the Decedent on the date of his death is more particularly described as follows:

LAND in Davidson County, Tennessee being Lot 24 on the plan of Brookview Subdivision, Phase 1, of record in Instrument No. 200502090015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Robert Newsom by Centex Homes, a Nevada General Partnership, October 10, 2005, of record as Instrument # 20051031-0131222, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3105 Bridgepoint Drive, Nashville, TN 37207.

This Affidavit of Heirship is given pursuant to T.C.A. §30-2-712 to establish and confirm the heirship of the following heirs of Robert Newsom:

Estate of Sharia Newsom of the one-half (1/2) interest in the real property located at as 3105 Bridgepoint Drive, Nashville, TN 37207.

Miracle Newsom, of the one-half (1/2) interest in the real estate located at 3105 Bridgepoint Drive, Nashville, TN 37207.

Further Affiant saith not.

Miracle Newsom

MIRACLE NEWSOM

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Miracle Newsom** the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, states that the facts recited are true and correct, and acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 12th day of July, 2023.

Jessi Williams
Notary Public

My Commission expires:

JESSICA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOV. 2, 2026

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.

Miracle Newsom

MIRACLE NEWSOM, Administrator of the Estate of Robert Newsom

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Miracle Newsom**, Administrator of the Estate of Robert Newsom, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, states that the facts recited are true and correct, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 12th day of July, 2023.

Jessica Williams
Notary Public

My Commission expires: _____

JESSICA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 2, 2026