This instrument prepared by:
Bell Law Settlement Services, LLC
112 30th Ave. N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1028028 AFFIDAVITH
07/19/2023 10:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230719-0055504

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of July, 2023, before me personally appeared, YANCI MARILU CASTRO SANDOVAL (hereinafter referred to as "Affiant"), being first duly sworn, deposes and says:

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

Affiant is at least eighteen (18) years of age and presently resides as the following address:

6614 AMANDA WAY MURFREESBORO TN 37219

Affiant was personally acquainted with Leonel Jandres , deceased (hereinafter referred to as "Decedent"), during Decedent's lifetime, and has personal knowledge of the family of Decedent.

Decedent was also known as Leonel Jandres Marroquin

Decedent died on September 24 2022, and Decedent's place of residence and homestead at the time of death was: 1527 Antioch Pike Antioch TN 37013

Davidson County, State of Tennessee;

Affiant knew, that at date of death, Decedent owned the following described real estate known as 1527 Antioch Pike Antioch TN 37013

That Decedent died intestate (without a Last Will & Testament).

At the time of death, Decedent was survived by the following person(s):

	Name	Address
Predeceased Spouse: (if none, write "NONE")	NONE	
Spouse at Death:	NONE	
	Name	Address
Surviving Biological Children: (if none, write "NONE")	STEPHANIE MARLENI JANDRES	4820 JASON DR ANTIOCH TN 37013
	LEONEL JANDRES FUENTES	4820 JASON DR ANTIOCH TN 37013_
Surviving Adopted Children: (if none, write "NONE")	NONE	

Deceased Children: **Biological and/or Adopted** **(if none, write "NONE")**	**NONE**	

All person named above are at least eighteen (18) years of age, except:

Name(s) of Minor(s), if any: **NONE_**
(if none, write "NONE")

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

[SIGNATURE PAGE TO FOLLOW]

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 above.

Affiant further understands that whomever willfully, corruptly, and falsely swears to any statement in any such affidavit known 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. § 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 sale, purchase, and/or loan. 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.

FURTHER AFFIANT SAITH NOT.

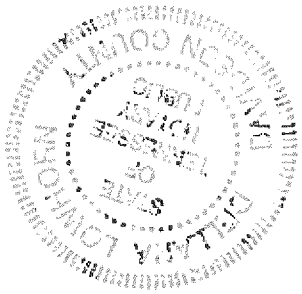
Yanci-m-c

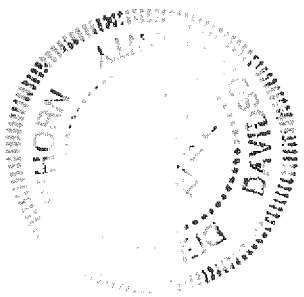
Affiant's Signature 6614 Amanda Way
murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Dellana Lowhorn, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Yanci m cardwell, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, Tennessee this 17 day of ~~2022.~~ July 2023





202307190055504

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 17, 2023 (date of document).

Regina Sullo
Affiant Signature

July 19, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 19th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



202307190055504