THIS INSTRUMENT WAS PREPARED BY: **Larry H. Hagar, Attorney**
P.O. Box267
Old Hickory, TN 37138

NEW OWNER(S)	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Karen Shannon	**Wells Fargo Home Mortgage**	**Map 59-10**
717Garrison Drive	**P.O. Box 77001**	**Parcel 308**
Nashville, Tn. 37207	**Minneapolis, MN 55480-7701**	**11532 26b**

Karen Johnson Davidson County
Batch# 1028638 **AFFIDAVITH**
07/20/2023 11:50:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230720-0055984

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of June 2023, personally came before me, Ontavia Howse and Constance Roberson, hereinafter referred to as Affiants, who having been first duly sworn, make oath and depose and state as follows:

That the Affiants are at least eighteen (18) years of age and reside at the following address: Constance Roberson 354 Woodstock Dr. Nashville, TN 37207 and Ontavia Howse 4000 Lafayette Av., Old Hickory, TN. 37138

That Affiants were personally acquainted with Thomas Shannon, deceased, hereinafter referred to as Decedent, and have personal knowledge of the family of Thomas Shannon, for over twenty-five (20) years.

That the Decedent, Thomas Shannon, a married person, died on September 29, 2022 intestate and owned property in fee simple absolute, *feme sole* known as 717 Garrison Drive, Nashville, TN 37207 since August 2003.

The Affiants would show that at the date of death, said Decedent, Thomas Shannon held title to an interest in the following described real estate located at:

717 Garrison Drive, Nashville, TN 37207, and more accurately described herein:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Haynes Manor, Section 9, Phase 1, of record in Plat Book 6900, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

BEING all the same property conveyed to Thomas Shannon, a married person, by Warranty Deed from Cheryl Watts, an unmarried person, and Shirley Denning, an unmarried person, as shown of record as instrument #20030813-0116092.

This is improved property known as 717 Garrison Drive, Nashville, Tennessee 37207.

That Karen Shannon with the address 717 Garrison Drive, Nashville, Tennessee 37207, is the only heir. Karen Shannon was the wife of Thomas Shannon, who died on September 29, 2022. The said Karen Shannon, is the surviving heir, inheriting said property through intestate succession and pursuant to the laws of the State of Tennessee pursuant to T.C.A. Section 31-2-104.

That the Affiants acknowledge and agree that all of the statements and representations in this Affidavit are true and correct to the best of their knowledge and belief and that they may be relied upon to evidence the truth of the facts stated herein.

Further the Affiants Saith Not.

Ontavia Howse, Affiant

Constance Roberson, Affiant

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

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 2023.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-6-23

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

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 2023.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-6-23