Karen Johnson Davidson County
Batch# 1032631 AFFIDAVITH
07/31/2023 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0058801

This instrument was prepared by:
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Attorney at Law
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Old Hickory, TN 37138
615-244-0095

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **ANNETTE M. GAFFNEY**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 3405 Old Anderson Road, Unit 229, Antioch, Tennessee 37013.

2. I am the friend of the deceased, Joyce Annette Smith and her daughters (Sherie and Leticia), and was acquainted with her for over twenty-five (25) years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **Joyce Annette Smith** died on April 29th, 2021, in Davidson County, Tennessee, residing at: 717 Winchester Place, Antioch, Tennessee 37013.

4. At the time of her death, the surviving next of kin of the deceased were: her only children: Leticia R. Smith Eddings, and Sherie Raenalda Smith; and she was not married at the time of her death.
The said **Joyce Annette Smith** never had any other children, natural or adopted, and the individuals listed herein are her sole heirs at law.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by Joyce Annette Smith in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Description Exhibit "A"

Annette M. Gaffney

ANNETTE M. GAFFNEY

Tax Map # 151 100A 072.00
Send Tax bill to:
Sherie Smith
127 Chesapeake Harbor Blvd.
Hendersonville, Tennessee 37075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Bianca M. Johnson, the undersigned, a notary public in the state of Tennessee, personally appeared ANNETTE M. GAFFNEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 21 day of JUN, 2023

BIANCA M. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Bianca M. Johnson
NOTARY PUBLIC
My Commission Expires: 01-04-27

EXHIBIT A

The land referred to herein is situate in Davidson County, State of Tennessee and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 289, ON THE PLAN OF VILLAGES OF LONG HUNTER, PLANNED UNIT DEVELOPMENT, PHASE 1, OF RECORD IN INSTRUMENT NO. 20010123-0006894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOYCE A. SMITH, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM PHYLLIS DARLENE MARTIN PUGH, UNMARRIED AND TROY DON MARTIN, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20170424-0039784, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 12, 2017 AND RECORDED ON APRIL 24, 2017

For information purposes only: 717 Winchester Pl, Antioch, TN 37013
APN/Parcel ID: 151 10 0A 072.00

Tennessee Certification of Electronic Document

I, David Lopez, 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 **7/21/2023** (date of document).

Affiant Signature

7/31/2023
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **31st** day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.20.2024

NOTARY'S SEAL

BRIELLEN M. KIRSCH
Notary Public
State of Colorado
Notary ID # 20124004239
My Commission Expires 03-20-2024