Karen Johnson Davidson County
Batch# 1033020 AFFIDAVITH
08/01/2023 01:20:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230801-0059344

This instrument was prepared by:
THE HIGGINS FIRM, PLLC
525 4TH AVENUE SOUTH
NASHVILLE, TN 37210

GRANTEE: HOSSEIN ESMAEILPOURARARABI

SEND TAX NOTICES TO: 216 DOVEWOOD CT. NASHVILLE, TN 37211

MAP PARCEL NUMBER: 148 15 0 221.00

AFFIDAVIT OF HEIRSHIP
Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My name is Yasha Darakhshanian. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 415 Tusculum Road, Apt. A7, Nashville, TN 37211.

3. I have personal knowledge of the matters stated in this Affidavit as the nephew of Hormoz Esmaeilpour.

4. On May 27, 2023, Hormoz Esmaeilpour died intestate in and was a resident of Davidson County, Tennessee. I will refer to this person as the Decedent.

5. At the time of his death, the Decedent owned real property located at 216 Dovewood Court in Nashville, Tennessee 37211, where he also resided.

6. The Decedent was divorced at the time of his death and was survived by his only child, Hossein Esmaeilpourarabi. The Decedent had no other child, living or deceased, natural or adopted.

7. The real property to which this Affidavit applies is located at 216 Dovewood Court in Nashville, Tennessee 37211, conveyed to Hormoz Esmaeilpour by Warranty Deed dated March 18, 2009 from Beverly A. Turner, unmarried, as of record in Instrument No.

20090320-0025013, Register's Office in Davidson County, Tennessee, to which reference is hereby made for a more complete description.

8. The Decedent's estate was not administered in a proceeding supervised by a court.

Yasha Darakhshanian, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th date of July, 2023, personally appeared Yasha Darakhshanian, known to me to be the person described in, and who executed the foregoing Affidavit of Heirship, and acknowledged that such person executed the same as such person's free act and deed Sworn to and subscribed before me this 26th day of July, 2023.

My Commission expires: May 5, 2025

STEPHANIE MONTENEGRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public