Karen Johnson Davidson County
Batch# 1042421 AFFIDAVITH
08/24/2023 01:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230824-0066337

This Form Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP AND DISCLAIMER OF INTEREST

(Pursuant to T.C.A. § 30-2-712)

The undersigned do hereby state and affirm as follows:

1. That ROBERT N. LAMBERT AKA ROBERT NEWTON LAMBERT ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;

2. That I, WILLIAM VERNON LAMBERT, am the decedent's brother with personal knowledge of the family of said Owner;

3. That said Owner died September 12, 2014 with a principal place of residence at time of death of 5928 Belle Oaks Place, Antioch, TN 37013, Davidson County, Tennessee;

4. That the following are the lineal descendants of said Owner at the date of death:

Surviving Spouse:
N/A

Children:
N/A

Surviving Sibling(s):
William Vernon Lambert

Children of Deceased Children:
N/A

Surviving Parents:
N/A

Children of Deceased Sibling(s):
Victoria Lynn Radford
Elizabeth Barfield
Mikel Kohen

5. That I, WILLIAM VERNON LAMBERT, do hereby disclaim, release, remise and quitclaim any and all interest that I might have in the above-described real property to VICTORIA LYNN RADFORD, ELIZABETH BARFIELD AND MIKEL KOHEN, in equal shares.

6. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended by related and/or disinterested persons who have attested to the veracity of the statements made herein to the best of their knowledge;

7. Dated this 12th day of August, 2023.

William Vernon Lambert

WILLIAM VERNON LAMBERT

Sworn to and subscribed before me this ____ day of _____, 2023.

Notary Public
Commission Expires:_____

STATE OF NC)

COUNTY OF Surry)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared WILLIAM VERNON LAMBERT, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 12th day of August, 2022.2023

SEAL

LUIZ WALKER
Notary Public - North Carolina
Surry County
My Commission Expires September 30, 2023

NOTARY PUBLIC
COMMISSION EXPIRES: Sept 30, 2023

CONSIDERATION OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. (Transfer Pursuant to TCA 66-5-103)

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 12 DAY OF August, 2023.

SEAL

LUIZ WALKER
Notary Public - North Carolina
Surry County
My Commission Expires September 30, 2023

NOTARY PUBLIC
COMMISSION EXPIRES: Sept 30, 2023

EXHIBIT "A"
(Property Description)

Land in Davidson County, Tennessee. Being Lot No. 27, on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, Page 768, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Lambert and wife, Karen S. Lambert from Thomas R. Pate by Warranty Deed dated November 2, 2004 and recorded on February 2, 2005 in Instrument No. 20050202-0012074, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert N. Lambert from Karen S. Lambert by Quitclaim Deed dated April 25, 2000 and recorded on May 2, 2000 in Instrument No. 20000502-0043460, Register's Office for Davidson County, Tennessee. Robert N. Lambert aka Robert Newton Lambert died intestate on September 12, 2014 leaving William Vernon Lambert, Victoria Lynn Radford, Elizabeth Barfield and Mikel Kohen as his sole surviving heirs at law. See Docket No. 22P1819 in the Probate Court for Davidson County, Tennessee.

Property Address: 5928 Belle Oaks Place, Antioch, TN 37013
Tax Parcel Number: 150 11 0 290.00

Certificate of Authenticity

I, Tonya Loftin, 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

8/12/2023
Date

Tonya Loftin
Affiant Signature

August 22, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of August, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)