This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 1044345 AFFIDAVITH
08/30/2023 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230830-0068101

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Keira Harlee Cook, a minor, by Kimberly Thiry as guardian 7025 Grindstone Way Murfreesboro, TN 37129	Same	103-14-0 039.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Timothy Quinn Cook, ("Decedent") owned the real property and improvements located at 67 Brookwood Terrace, Nashville, Tennessee, and more particularly described below ("Property"), on January 23, 2023 when he died intestate in Nashville, Davidson County, Tennessee.

The Decedent's sole heir-at-law is his minor daughter, Keira Harlee Cook ("Ms. Cook"), pursuant to the laws of intestate succession set forth in Tenn. Code Ann. § 31-2-101 et seq. At the time of death, Decedent owned a one hundred percent (100%) undivided interest in the Property, which passed to Ms. Cook by operation of law.

The undersigned, Kimberly Thiry, is the mother and natural guardian of Ms. Cook and was appointed by the Seventh Circuit Court for Davidson County, Tennessee Probate Division as the legal guardian of Ms. Cook's property.

The Property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Hillwood Terrace, Section II, as of record in Book 3300, page 73, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Quinn Cook from Betty C. Cook by Quitclaim Deed of record in Instrument No. 20140724-0065848, Register's Office for Davidson County, Tennessee.

This is improved real property known as 67 Brookwood Terrace, Nashville, TN, 37205.

This Affidavit of Heirship is given pursuant to Tenn. Code Ann. § 30-2-712.

Further Affiant saith not.

Keira Harlee Cook by Kimberly Thiry as guardian

Keira Harlee Cook, a minor,
by Kimberly Thiry as guardian

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Kimberly Thiry as guardian of Keira Harlee Cook, a minor, the within named heir-at-law, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 23 day of August, 2023.

My Commission expires: 09/08/2025

Notary Public

KAI JASCHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Sarah Arick, 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 1, 2021.

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 30, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

