Karen Johnson Davidson County
Batch# 1047490 AFFIDAVITH
09/07/2023 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230907-0070378

Prepared by and return to:
Closed Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

I, Breuna Evans, of Shelby County, State of TN, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, hereby affirm the following:

1. That I have known the Decedent, Brenda Turner, and her family for approximately 17 years. The Decedent died on March 25, 2022. At the time of Decedent's death, she did not leave a Last Will and Testament.

2. Decedent was survived by her daughter, Breiun Evans. The Decedent having no other issue, born or adopted, during her lifetime.

3. The Decedent's spouse predeceased her and Decedent was not married at the time of her death.

4. At the time of her death, Decedent was the owner of certain real property located at 2732 Bullock Avenue, Nashville, Tennessee 37207 and being further described on the attached Exhibit "A".

5. That I am not a beneficiary, legatee, or heir of the Decedent.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness our hands this 19th day of August, 2023.

Affiant

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Breuna Evans, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2023.

Notary Public

My commission expires:

2-2-2026

CHRIS IVY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-2-2026

Exhibit "A"
Property Description
2023-3963

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Meadow Valley Estates of record in Plat Book 8250, Page 617, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda Turner by Warranty deed from John Denton of record in Instrument No. 20040726-0088967 Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 26, 2004.

Brenda Turner, having died intestate on March 25, 2022, her interest in said property vesting in her heir at law, Breiun Evans.

Being the same property conveyed to Breiun Evans by Strawman Quitclaim Deed of record in Instrument No 20230828-0066964, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 30, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023