Karen Johnson Davidson County
Batch# 1048536 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20230911-0071141

Prepared By:
Wagon Wheel Title and Escrow, LLC
204 South 11 Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: August 31, 2023 File No.: 23-1216	Property: 297 Bart Drive, Nashville, TN 37013
Borrower(s): Mohammad Islam	Seller(s): The Estate of Agnes Louise Crowder Bradley

CYNTHIA LYNN WEBB hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of DAVIDSON County, TENNESSEE residing at 216 Panamint Dr., Antioch, Tennessee 37013.

2. That Affiant personally knew Agnes Louise Crowder Bradley, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following (i.e.- friend of the family): personal friend and friend of the family.

3. That Affiant knew that at date of death, said Decedent had a 100% undivided ownership interest the following described real estate in Nashville, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 271 fronts 75 feet on the Southerly side of Bart Drive and extends back 193.9 feet on the Easterly line and 125 feet on the Westerly line to a dead line measuring 101 feet thereon.

Being the same property conveyed to Mitchell R. Bradley, a single person by Warranty deed from Allen Bruce Prather and wife, Patricia Prather of record in Book 4886, page 463, Register's Office for Davidson County, Tennessee, dated December 14, 1974 and recorded on February 03, 1975.

Being the same property conveyed to Agnes Louise Crowder Bradley by Quitclaim deed from Mitchell R. Bradley with love and affection of record in Book 8287, page 737, Register's Office for Davidson County, Tennessee, dated February 04, 1991 and recorded on February 05, 1991.

Being also known as 297 Bart Drive, Nashville, Tennessee 37013.

4. That Agnes Louise Crowder Bradley died on January 16th, 2022 and was at the time resident of Nashville, TN.

5. At the time of Agnes Louise Crowder Bradley's death, she was unmarried and had only one child, James Bradley, biological or adopted.

7. Agnes Louise Crowder Bradley died intestate, i.e. with no will.

8. That the following persons constituted all of the heirs-at-law of Decedents at the (his/her) date of deaths:
James Bradley

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of the Decedents: James Bradley

_____

10. Additional information, if any, either known or understood to be true by Affiant:

_____
_____
_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 21st day of August, 2023.

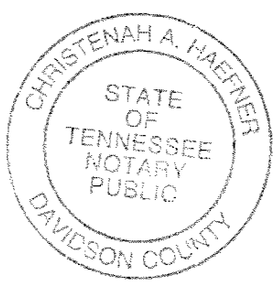
Cynthia Lynn Webb
CYNTHIA LYNN WEBB

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 21st day of August, 2023.

Notary Public

My Commission Expires: 09-02-2024



Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 31, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th 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