Karen Johnson Davidson County
Batch# 1056446 AFFIDAVITH
10/03/2023 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231003-0077611

THIS INSTRUMENT
PREPARED BY:
Rouse Law Group, LLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map & Parcel: 04414008300

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Now comes **FREDERICA FERRELL**, having been first duly sworn and on his oath do depose and state that they are of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiant resides at 215 N. Castle Heights Avenue, Lebanon, Tennessee 37087.

2. That Affiant has personal knowledge of the family of **ELLA MAI T. FERRELL**, Decedent, by reason of the following: The Affiant knew the Decedent and her family for eighty-three (83) years.

3. That **ELLA MAI T. FERRELL**, Decedent, died on December 22, 1998, and at the time of her death owned all of the ownership interest in the property known as 1310 Eighth Street, Old Hickory, Tennessee, County of Davidson.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of her death, the Decedent was widowed and not married. The Decedent's spouse, James W. Ferrell, died on February 8, 1971.

6. That the Decedent had one (1) child: James Ronald Ferrell.

7. That the following person, being over the age of eighteen (18), constitute the only heir at law of the Decedent at the time of her death:

Name:	Relationship to Decedent:
James Ronald Ferrell	Son

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased her.

9. That no other person or entity has any right or interest in the property located at:

1310 Eighth Street, Old Hickory, Davidson County, Tennessee, other than:

James Ronald Ferrell

Property legal description is as follows:

Being Lot No. 47 on the Map of Rolling Green Subdivision, Section 1, as of record, in Book 1424, page 75, Register's Office for said County.

Said Lot No. 47 fronts 90 feet on the north side of 8th Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James W. Ferrell and wife, Ella Mai T. Ferrell by Deed from William F. Winchester and wife, Bettie F. Winchester, dated April 20, 1951 and of record in Book 1975, Page 213, Register's Office for Davidson County, Tennessee.

James W. Ferrell died on February 8, 1971, leaving Ella Mai T. Ferrell as the surviving tenant by the entirety and full owner of said property. Ella Mai Ferrell died intestate on December 22, 1998. James Ronald Ferrell died intestate on June 26, 2015 in Davidson County, Tennessee. Dianne Ferrell was appointed Administratrix by the Probate Court for Davidson County, Tennessee, Docket Number 18P357.

This is property known as 1310 Eighth Street, Old Hickory, Tennessee 37138.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class "E" felony.

Further affiant sayeth not.

(THIS SPACE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES TO FOLLOW)

Frederika Ferrell
FREDERICA FERRELL

Oct 26 2022
Dated

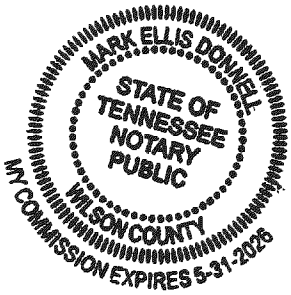
STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **FREDERICA FERRELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 26th day of October, 2022.

Mark Ellis Donnell
Notary Public

My Commission Expires: 05-31-2026



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/26/22.

Date

Celia Stewart-Rouse

Affiant Signature

10/26/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26th day of October, 2022.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY