This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 1056507 AFFIDAVITH
10/03/2023 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231003-0077700

AFFIDAVIT OF HEIRSHIP of MARY L. BRANSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **Dr. Alejandro A. Rivas, M.D.** after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee with an address of: 3443 Dickerson Rd. Nashville, TN. 37207

2. I am a son-in-law of **MARY L. BRANSON**, a/k/a **MARY LOUISE BRANSON** *deceased*, and was acquainted with the her for over Thirty (30) years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **MARY L. BRANSON** (The Deceased) died on July 26, 2023, in Wilson County, Tennessee, domiciled at 505 Wilma Court, Old Hickory, Davidson County, Tennessee.

4. At the time of her death, **MARY L. BRANSON** was un-married, and her surviving next of kin were her children:

   Beverly A. Rivas and **Barbara J. Wilson**

   The said **Deceased** never had any other children, natural or adopted, and the individuals listed herein are her sole heirs at law.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by **MARY L. BRANSON** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

SEE ATTACHED **EXHIBIT "A"**

Property Address: **505 Wilma Ct., Old Hickory, TN. 37138**

Witness my hand this 3rd day of October, 2023.

Dr. Alejandro A. Rivas, M.D., Affiant

Tax Map # 053 16 0 / 172.00

Send Tax bill to:

Name: Beverly Rivas
Address: 3215 Lakeshore Dr.
Old Hickory, TN. 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Cheryl Denise Whitfield, the undersigned, a notary public in the state of Tennessee, personally appeared **Dr. Alejandro A. Rivas, M.D.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 3rd day of OCTOBER, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No. 41 on the Plan of King Court, Section Three, or record in Plat Book 7900, page 958, as amended in Book 9708, page 522, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Herman W. Branson and wife, Mary L. Branson by deed from Charles E. Rhoten and wife Carole Rhoten dated 10/24/1995, and of record in Book 9844, page 894, Register's Office for Davidson County,Tennessee. The said Herman W. Branson having died 08/31/2002, leaving his wife, Mary L. Branson as the surviving tenant by the entirety.

Property Address:
505 Wilma Court
Old Hickory, TN. 37138

Tax Map # 053 16 0 / 172.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Oct. 3 2023.

Leroy Johnston Ellis, IV, Affiant

10/3, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 3rd day of October, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
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Johnny@LJELAW.com