BOX 10-A

Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1070366 AFFIDAVITH
11/13/2023 11:36:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0088128

AFFIDAVIT OF HEIRSHIP
As to
Jannie Deloris Wilson Nero

STATE OF TENNESSE
COUNTY OF DAVIDSON

On this 8th day of November, 2023, Ronnie Sawyer, "Affiant", who having been duly sworn, deposes and says:

***That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.**

*That affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, residing at (address) 3225 Kings Lane, Nashville, TN 37218.

*The Affiant was personally acquainted with Jannie Deloris Wilson Nero, "Decedent", during Decedent's lifetime and was familiar with the Decedent's family history;

*The Affiant was a family friend of the Decedent.

*That the Decedent died on or about December 11, 2016 and that the decedent owned Real Property known as: **707 Ringgold Drive, Nashville, TN 37207.**

*The Decedent did not leave a will. The following children are the only children ever born or adopted by her:

a. **Dana Nero and Jane Wilson**

*The Decedent left no other children, deceased children or adopted children or decedents of deceased or adopted children.

Parcel 059-15-0-139.00

Situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the plan of Haynes Manor Subdivision, Section II as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 70.00 feet on the Southerly margin of Ringgold Drive, thence back 136.4 feet along the Westerly line and 144.4 feet along the Eastlery line to a dead line in the rear measuring 94.4 feet thereon.

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit

known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement is false, commits a Class E Felony - T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false of misleading statement herein made.

*That Decedent did not leave a Last Will and Testament.

FURTHER AFFIANT SAYETH NAUGHT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of November, 2023.

Notary Public

My Commission Expires: 7-6-24