17029

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1074427 AFFIDAVITH
11/22/2023 09:28:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231122-0090864

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, John Shelton of La Vergne County, Tennessee, 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, *et seq.*, I hereby affirm the following:

1. That Scott Ferguson (the "Decedent") died on December 22, 2022, a resident of Davidson County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 93 McCall St., Nashville, Tennessee, 37211 (the "Property").

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Rutherford County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. Decedent did not have a will.

7. Affiant further states that Decedent was unmarried at the time of his death and survived by the following children:

Name:	**Relationship:**
Brandon Ferguson	SON

8. Affiant is aware of these facts because s/he has intimate knowledge of the facts and knew the Decedent for more than 32 years.

9. The Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at 93 McCall St., Nashville, Tennessee 37211, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, John Shelton, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Printed Name of Affiant: John Shelton

Sworn to and subscribed before me this 20th day of November, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, John Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024