Karen Johnson Davidson County
Batch# 1077735 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20231204-0093266

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Deborah Martindale

STATE OF OHIO
COUNTY OF LUCAS

On this 4th day of **November, 2023**, before me personally appeared Althea McClelland "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 Lucas **County**, residing at **724 Secor Road, Toledo, OH 43607.**

That Affiant was personally acquainted with **Deborah Martindale**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Deborah Jean Martindale.**

That Affiant was an/a sister of the Decedent.

That Decedent died on or about **May 15, 2022** and that the decedent's place of residence and homestead at the time of death, was as follows: **512 Forest Pointe Place, Antioch, TN 37013**

That Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse:	**None**	
	Name	Address
Surviving Children:	**Ebony A. Quinn**	
	Name	Address
Deceased Children:		
	Name	Address
Adopted Children:	**None**	
	Name	Address
Children of Deceased or Adopted Children:	**None**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.
That all persons above named are at least eighteen (18) years of age, except:
Names(s) of Minor(s), if any: **None**
That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Unit No. 512, on Plan of Second Revision Forest Pointe Condominiums, of record in Book 7900, Page 281, as shown on the Second Amendment to Master Deed of Forest Pointe Condominiums of record in Book 7801, Page 463, amended in Book 8050, Page 853 and further amended in Instrument No. 20030712-0097022, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Martindale, a single woman, by virtue of that certain Warranty Deed dated January 26, 2018, and being of record at Instrument No. 20180131-0009765 in the Register's Office of Davidson County, Tennessee. Deborah Martindale having passed on/or about May 15, 2022.

For information purposes only: 512 Forest Pointe Place, Antioch, TN, 37013

Property Address: 512 Forest Pointe Place, Antioch, TN 37013

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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, and such 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 or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Althea McClelland - Affiant

STATE OF Ohio
COUNTY OF Lucas

Subscribed and sworn to before me this 4th day of November, 2023.

Notary Public

My Commission Expires: 5/5/26

RYAN PATRICK CONLAN - NOTARY PUBLIC
COMM EXP: MAY 5, 2026
STATE OF OHIO

Individual Notary Acknowledgement

STATE OF Ohio
COUNTY OF Lucas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Althea McClelland with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 4th date of November, 2023.

Notary Public

My Commission Expires: 5/5/26

Tax Parcel No.: [illegible]

RYAN PATRICK CONLAN - NOTARY PUBLIC
COMM EXP: MAY 5, 2026
STATE OF OHIO

Certificate of Authenticity

I, Holly A Mason, 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 11/30/23.

Affiant Signature

11/30/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of November, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

