Karen Johnson Davidson County
Batch# 1087060 AFFIDAVITH
12/29/2023 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100145

Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comes now, Laura Smith, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 1712A 7th Avenue North, Nashville, TN 37208

3. I personally knew Gail D. Tidwell, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):

Shawn Tidwell and I were married 2005-2016.

4. Gail D. Tidwell (the "decedent") died 05/22/2022.

5. Decedent died without leaving a Will.

6. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a Widow. The decedent's husband, Anthony P. Tidwell, Jr., died 12/02/2019.

7. The decedent had two children born to her and/or adopted to wit,

Anthony Clayton Tidwell and Shawn Tidwell

8. At the time of his/her death, the decedent owned real property located at 311 Autumn Chase Drive, Nashville, TN 37214 in Davidson County, Tennessee. The decedent received her interest in said real property by deed from H M Properties, Inc., of record in Book 7924, Page 516, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Stewart Title Company, Metropolitan Escrow, Inc. and Fidelity National Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated this 27th day of December, 2023.

Laura Smith

Laura Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn and subscribed before me this 27th day of December, 2023, as being executed by Laura Smith.

My commission expires: 9.8.25

Pamela K. Brisendine
Notary Public

PAMELA K. BRISENDINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laura Smith, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 27th day of December, 2023.

My Commission Expires: 9.8.25

Pamela K. Brisendine
Notary Public

PAMELA K. BRISENDINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

TCA 30-2-712 (f)
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 felony.

Certification of Recorded Documents

I, Julia Wyatt, 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 December 29, 2023.

(AFFIANT) – Julia Wyatt

12/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of December, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY