Karen Johnson
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Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELL SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **CHRISTOPHER JAMES AVRAMIS** whose mailing address is **5136 Hickory Grove Drive Antioch, Tennessee, 37013**, and **BRIAN VANDERWERF** whose mailing address is **1179 Muirfield Way, Niceville, FL 32578.**

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **DENNIS DUANE DIDION.**

2. **DENNIS DUANE DIDION** died May 10, 2023 owning a parcel of real property located in Antioch, Davidson County, Tennessee, as follows: **5136 Hickory Grove Drive, Antioch, Tennessee 37013 [MAP AND PARCEL: 176 05 0 095.00].**

> Land in Davidson County, Tennessee, being Lot Number. 57 on the Plan of Hickory Woods, Section B of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dennis D. Didion, a married man, by Warranty Deed from Rosemary Theriot, unmarried, dated October 31, 2008, and recorded November 4, 2008, of record in Instrument No. 20081104-0109790, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

3. **DENNIS DUANE DIDION** was married at the time of his death to **YOUNG NAOMI DIDION**, whose address is 2559 Tina Court NW, Duluth, Georgia 30096.

4. The decedent was survived by two adult children: **AMY LEIGH AVRAMIS** whose address is **5136 Hickory Grove Drive, Antioch, Tennessee 37013,** and **LINDA EVE VANDERWERF** whose address is **1179 Muirfield Way, Niceville, Florida 32578.** As such, said spouse and children are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during his lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **DENNIS DUANE DIDION** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **DENNIS DUANE DIDION** in **YOUNG NAOMI DIDION** vested with one-third (1/3rd) interest in said property, **LINDA EVE VANDERWERF** vested with one-third (1/3rd) interest in said property, and **AMY LEIGH AVRAMIS** vested with one-third (1/3) interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 26 day of DECEMBER, 2023.

BRIAN VANDERWERF

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally, appeared before me, **BRIAN VANDERWERF**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 26 day of DECEMBER 2023.

Notary Public

My Commission Expires: 10-16-2027

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-16-2027

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 26 day of December, 2023.

CHRISTOPHER JAMES AVRAMIS

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally, appeared before me, **CHRISTOPHER JAMES AVRAMIS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 26 day of December, 2023.

Notary Public

My Commission Expires: 10-16-2027

JACKIE R CROMER
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