Karen Johnson Davidson County
Batch# 1097524 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
20240202-0007532

THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

AFFIDAVIT OF HEIRSHIP

STATE OF TN COUNTY OF Davidson

On this 30th day of January 2024, before me personally appeared Jennifer Hensley, Teri Malone, LaDonna Ramsey, James Stanley Lyons, (Affiant) _____, _____, _____, _____, (address) being of at least 18 years of age, being first duly sworn, says that:

1. I was personally acquainted with Lari Leigh Berry (the "Decedent") during her lifetime and that she died at or near the City of Whites Creek in the state of Tennessee on June 8, 2023 being approximately 55 years of age at the time of death.

2. Affiant's relationship to Decedent is that of cousin, cousin, aunt, cousin.

3. Decedent was not married at the time of her death.

4. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiants are fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:

Surviving Spouse:

NONE

Surviving Children:

NONE

Adopted children of Decedent:

NONE

Surviving children of Decedent who are now deceased:

NONE

Surviving Parents:

NONE

Surviving children of deceased child:

NONE

The only surviving heirs of the deceased are:

LaDonna Ramsey, an adult who is the aunt of the Decedent;

Jennifer Hensley, an adult, who is the cousin of the Decedent. Jennifer Hensley was the only child of an uncle of Decedent who predeceased the Decedent;

Jeri Malone, an adult who is the cousin of the Decedent. Jeri Malong was the only child of an aunt of Decedent who predeceased the Decedent;

James Stanley Lyons, an adult who is the cousin of the Decedent. James Stanley Lyons was the only child of an uncle of Decedent who predeceased the Decedent.

5. This Affidavit is made in connection with the title to the following lands in Davidson County, Tennessee:

See attached Exhibit "A"

Further, Affiants sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully 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, and such statement is false, commits a Class E. felony"

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2024. _____(SEAL)

James Stanley Lyons

_____(SEAL)

Jennifer Hensley

_____(SEAL)

Jeri Malone

_____(SEAL)

LaDonna Ramsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Stanley Lyons, Jennifer Hensley, Jeri Malone, and LaDonna Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2024.

_____

Notary Public

My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

EXHIBIT "A"
Property Description

Closing Date: **January 30, 2024**

Buyer(s): **Daniel Wayne Raike**

Property Address: **4686 Lickton Pike, Whites Creek, TN 37189**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, described as follows, described according to survey made by Ralph W. C. Lambert, Surveyor, April 16, 1966, as follows:

Beginning at the southeast corner of the property conveyed to William A. Barry and wife, by Deed of record in book 3339, Page 61, and by deed of correction of record in Book 3442, Page 365, and by Quitclaim Deed of record in Book 3342, Page 363, Register's Office of said County, said point being also in the center line of Lickton Pike; thence with said Barry's southerly line North 87 deg. West 454 feet to an iron pin; thence North 16 deg. West 125 feet to an iron pin; thence North 78 deg. East 80 feet to an iron pin; thence North 16 deg. West 240 feet to an iron pin in Joe Chandler's southerly line; thence with same South 89 deg. West 230 feet to an iron pin; thence South 16 deg. East 425 feet to an iron pin; thence South 87 deg. East 592 feet to the center of said Lickton Pike; thence with the center of same, North 7 deg. West 100 feet to the beginning, containing 3 acres more or less.

Being the same property conveyed to James Russell Lyons and wife, Diana Ray Lyons by Warranty Deed from Annie May Lyons, R. Stanley Lyons and wife, Harriett M. Lyons, dated June 4, 1966 and recorded June 10, 1966 in Book 4024, Page 718, Register's Office of Davidson County, Tennessee.

Final Decree of Divorce file No. 83345 recorded April 26, 2023 in Instrument No. 20230426-0030676, (original copy dated August 20, 1976) divests Diana Rea Allison Lyons out of title and states property is James Russell Lyons exclusive property.

James Russell Lyons died testate on November 30, 2022, leaving Lari Berry as Executrix of his Estate in Probate Case No. 23P-777.

Lari Berry died intestate on June 8, 2023.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1.30.24.

Affiant Signature

1.30.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of January, 2024.

Notary Signature

My Commission Expires: 5.9.26

