Prepared by and return to:
Closed Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1101433 AFFIDAVITH
02/15/2024 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010572

AFFIDAVIT OF HEIRSHIP

I, Michael T. Flowers, of Davidson County, State of 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, hereby affirm the following:

1. That I have known the Decedent, Julia O'Hara, and her family for approximately 15 years. The Decedent died on August 11, 2023. At the time of Decedent's death, she did leave a Last Will and Testament in which she devised her estate to her heirs at law: Antionette O'Hara, Terricka O'Hara, Charlotte Morgan, Monica O'Hara and Charles O'Hara.

2. Decedent was survived by her children: Antionette O'Hara, Terricka O'Hara, Charlotte Morgan, Monica O'Hara and Charles O'Hara. The Decedent having no other issue, born or adopted, during her lifetime.

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

4. At the time of her death, Decedent was the owner of certain real property located at 4129 Coleridge Drive, Antioch, Tennessee 37013 and being further described on the attached Exhibit "A".

5. That I am not a beneficiary, legatee, or heir of the Decedent.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness our hands this 31 day of January, 2024.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael Flowers, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2024.

My commission expires:

Notary Public

DAVID L. CARLISLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 9, 2027

EXHIBIT "A"

BEING Lot No. 76, on the Plan of COLEWOOD ACRES, Section II, as of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julia A. O'Hara, a single woman by Warranty Deed from Mandy McAlexander, unmarried dated 03/29/2018, of record in Instrument 20180402-0030111, Register's Office for Davidson County, Tennessee.

The said Julia A. O'Hara died intestate on 08/11/2023, leaving the said Antionette O'Hara, Monica O'Hara, Charlotte Morgan, Charles O'Hara and Terricka O'Hara, as her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or instrument no. _____, Register's Office for said County.

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Jan. 31, 2024.

Affiant
Date: February 15, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of February 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY