Karen Johnson Davidson County
Batch# 1101440 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20240215-0010586

This instrument prepared by:
Bell Law Settlement Services, LLC
112 30th Ave. N.
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12 day of Feb., 2024, before me personally appeared, **Stacey Jones**, (hereinafter referred to as "Affiant"), being first duly sworn, deposes and says:

Affiant understands that this affidavit is given under **penalty of perjury** for any false information provided herein.

Affiant is at least eighteen (18) years of age and presently resides as the following address:
2727 Smith Springs Rd. Nashville, TN 37217

Affiant was personally acquainted with **Reginald Epps**, deceased (hereinafter referred to as "Decedent"), during Decedent's lifetime, and has personal knowledge of the family of Decedent.

The Decedent died on or about **May 5, 2023**, and the Decedent's place of residence and homestead at the time of death was **519 27th Avenue North, Apt. 202, Nashville, TN 37209**, which is more particularly described as follows:

> That certain condominium unit in Davidson County, Tennessee, being Unit No. 2B on the plan of Axis27, as shown on Exhibit "B" to that certain Declaration of AXIS27 Condominiums, of record as Instrument No. 20190301-0019077, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of AXIS27 Condominiums, of record as Instrument No. 20190729-0074467 (collectively, the "Condominium Declaration"), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, together with an undivided interest in the Common Elements as described in the Condominium Declaration and all other rights and appurtenances pertaining to said condominium unit.
>
> Being the same property conveyed to Reginald Epps, unmarried man, by Warranty Deed dated May 11, 2021 from RSD 27th Avenue, LLC, a Tennessee limited liability company, recorded May 12, 2021 in Instrument No. 20210512-0063953 in the Register's office.

At the time of death, Decedent was survived by the following person(s):

	Name
Predeceased Spouse: (if none, write "NONE")	**NONE**
Spouse at Death:	**NONE**
All Children Living, Deceased or Adopted	**NONE**
Parents	**Elizabeth Epps and Edward Epps**

[SIGNATURE PAGE TO FOLLOW]

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 above.

Affiant further understands that whomever willfully, corruptly, 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 [T.C.A. § 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 sale, purchase, and/or loan. 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.

FURTHER AFFIANT SAITH NOT.

Stacey Jones

STATE OF TENNESSEE
COUNTY OF

On this 12 day of Feb., 2024, before me personally appeared Stacey Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of Feb., 2024.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/14/24 (date of document).

Regina Sullo
Affiant Signature

February 15, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me thi 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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