THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY WILLIAM KYLE SHANNON, 512 MADISON STREET, SUITE A, CLARKSVILLE, TN 37040, BASED UPON THE INFO PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE D

Karen Johnson Davidson County
Batch # 1104225 AFFIDAVITH
02/23/2024 12:59:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240223-0012538

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **GERSON MANUEL FLORIÁN ÁLVAREZ** whose mailing address is **601 Landau Drive Nashville, TN, 37209** , and **JOSÉ DE JESÚS BARAJAS TORRES** whose mailing address is **601 Landau Drive Nashville, TN, 37209**.

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 **JORGE ALBERTO TABORA MEJIA**.

2. **JORGE ALBERTO TABORA MEJIA [aka JORGE ALBERTO TABORA]** died **January 9, 2014**, owning a parcel of real property located in Madison, Davidson County, Tennessee, as follows: **428 KC Court, Madison, Tennessee 37115 [MAP AND PARCEL: 052-05-0-277.00].**

> Land in Davidson County, Tennessee, being all of Lot No. 4, on the Final Plat, Resubdivision of Lots 4-8 on the Plat of Section 2 of The Resubdivision of the Reserve Parcel, Montague Subdivision, as shown by plat appearing of record in Plat Book 9700, Page 372, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Jorge A. Tabora, unmarried, by Warranty Deed from George M. Carpenter, unmarried, dated December 3, 2004, and recorded December 14, 2004, of record in Instrument Number 20041214-0148522, in the Register's Office for Davidson County, Tennessee.
>
> Jorge Alberto Tabora Mejia and Jorge A. Tabora being one and the same person.

This conveyance is subject to the following: Water Line Easement of record in Book 6081, Page 351; Easements of record in Book 3345, Page 218 and in Book 8680, Page 701; Deed of Conveyance of record in Book 8855, page 509; Right-of-Way Agreement of record in Book 8654, Page 833; all matters shown on plat of record in Plat Book 9700, Page 372; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

3. **JORGE ALBERTO TABORA MEJIA** was unmarried at the time of his death.

4. The decedent was survived by his mother: **JOVITA E. MEJIA** whose address is **3124 Holly Point, Clarksville, Tennessee 37042.** As such, **JOVITA E. MEJIA** is the decedent's sole heir at law. All persons above named are at least eighteen (18) years of age.

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

6. The decedent died without a Last Will and Testament. Probate of the estate of **JORGE ALBERTO TABORA MEJIA** 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 **JORGE ALBERTO TABORA MEJIA** in **JOVITA E. MEJIA** vested with 100% 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 21 day of February, 2024.

GERSON MANUEL FLORIÁN ÁLVAREZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **GERSON MANUEL FLORIÁN ÁLVAREZ**, 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 21st day of Febnary, 2024.

Notary Public

My Commission Expires: 1-24-2028.

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 19 day of February, 2024.

JOSÉ DE JESÚS BARAJAS TORRES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **JOSÉ DE JESÚS BARAJAS TORRES**, 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 19 day of February, 2024.

Brittney Stewart
Notary Public

My Commission Expires: 1/23/2028.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY