THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY WILLIAM KYLE SH STREET, SUITE A, CLARKSVILLE, TN 37040, BASED UPON THE INFORMAT PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EX LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOS

Karen Johnson
Batch # 1104225
02/23/2024 12:59:15 PM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVITH
4 pgs

20240223-0012539

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 **ROBERTO TABORA MEJIA**.

2. **ROBERTO TABORA MEJIA** [AKA ROBERTO TABORA] died **September 5, 2021**, owning a parcel of real property located in Antioch, Davidson County, Tennessee, as follows: **429 Owendale Drive, Antioch, Tennessee 37013 [MAP AND PARCEL: 150-05-0-096.00].**

> Being Lot No. 333 on the Plan of Cherry Hills, Section 3, as of record in Book 4175, page 59, Register's Office for Davidson County, Tennessee.
>
> Being Lot No. 333 fronts 80.45 feet on the westerly martin of Owendale Drive and extends back 204.35 feet on the northerly line and 209.90 feet on the southerly line, to a line in the rear on which it measures 84.49 feet.
>
> Being the same property conveyed to Roberto Tabora, an unmarried person, by Warranty Deed from Gina Body, Fayne Crabtree and Lana Jo Tomlin, dated March 15, 2012, and recorded March 16, 2023, of record in Instrument Number 20120316-0022577 in the Register's Office for Davidson County, Tennessee.
>
> Roberto Tabora Mejia and Roberto Tabora being one and the same person.

Subject to all matters as shown on Plan of Cherry Hills, of record in Book 4175, page 59, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4317, Page 574, Register's Office for Davidson County, Tennessee. Driveway Agreement Easement of record in Book 4607, page 153, Register's Office for Davidson County, Tennessee.

3. **ROBERTO 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 37043**. 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 **ROBERTO 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 **ROBERTO TABORA MEJIA** in **JOVITA E. MEJIA** vested with 100% interest in said property. The real property is owned by said individual 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 February, 2024.

Madisen Botsch
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