This Document was prepared by:
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Holly Hemmrich, Register
Sumner County Tennessee

Rec #:	1126712	Instrument #:	1474518
Rec'd:	20.00	Recorded	
State:	0.00	3/1/2024 at 10:56 AM	
Clerk:	0.00	in Record Book	
Other:	2.00	6318	
Total:	22.00	Pages 607-610	

FORWARDED TO SUMNER COUNTY ASSESSOR
OF PROPERTY ON DATE OF RECORDING

In Re: 551 Fall Creek Circle (Improved)
Goodlettsville, TN 37072
Sumner County, Tennessee
Map & Parcel- 143D F 025.00

1328 Bellshire Drive (Improved)
Nashville, Tennessee 37207
Davidson County, Tennessee
Map & Parcel- 041 14 0 008.00

Karen Johnson Davidson County
Batch# 1106520 AFFIDAVIT
03/01/2024 01:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240301-0014385

(Heirs of PATRICIA A. PETERS, aka PATRICIA S. PETERS, deceased (June 29, 2022)

AFFIDAVIT OF HEIRSHIP

I, LINDA KUTSHER, hereinafter referred to as the (Affiant), being first duly sworn, makes oath as follows:

1. The Affiant is seventy-two (72) years old and is a resident of Arlington, Virginia 22206, residing at the following address:
4672 36th St. South, Unit A
Arlington, VA 22206;

2. The Affiant personally knew PATRICIA A. PETERS, aka PATRICIA S. PETERS, hereinafter referred to as "decedent", who deceased on June 29, 2022, in Davidson County, Tennessee, seized and possessed of the above captioned real estate and has personal knowledge of the family of Decedent by reason of the following: I have known decedent and her family members for over twenty (20) years and neither me nor any of my descendants have any interest in this real estate which is the subject of this affidavit

3. The Affiant knows that the decedent, PATRICIA A. PETERS, aka PATRICIA S. PETERS, deceased on June 29, 2022, at the age of sixty-eight (68) in Davidson County, Tennessee. She was a widow, she had no children who predeceased her and she was survived by one (1) son and one (1) daughter as follows:

KYLE PATRICK SMALLEN
501 Leonard Ridge Ct.
Nashville, TN 37221

KARI LYN HAROLD
105 Buffalo Run
Goodlettsville, TN 37072

4. The Decedent, PATRICIA A. PETERS, aka PATRICIA S. PETERS, at the time of her death owned a fee simple interest in the above described property as follows:

551 Fall Creek Drive, Goodlettsville, Tennessee 37072

Described as land situated in Sumner County, Tennessee, being Lot No. 144 on the plan FINAL PLAT COOPER CREEK SECTION 2 PHASE 6, as shown on the plat of record in Plat Book 30, Page 236, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to PATRICIA S. PETTERS by deed from Meritage Homes of Tennessee, Inc. of record in Book 5126, Page 500, said Register's Office.

1328 Bellshire Drive, Nashville, Tennessee 37207

Described as land in Davidson County, Tennessee, being Lot No. 416 on the Plan of Bellshire Estates Subdivision, Section B, of recorded in Book 2331, page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ersie H. Green and wife, Lois S. Green, by deed from John P. Oeser and wife, Julia C. Oeser, of record in Book 4582, page 991, Register's Office for Davidson County, Tennessee. The said Ersie H. Green having predeceased his wife. The said Lois S. Green having since died testate leaving Last Will and Testament that has been recorded as Instrument No. 20120404-0028714, Register's Office for Davidson County,

Tennessee, vesting a portion of the real property in Patricia A. Smallen. Patricia A. Smallen is the same person as Patricia A. Peters and aka Patricia S. Peters.

FURTHER AFFIANT SAITH NOT.

Dated this 9 day of February, 2024.

Linda Kutsher

Affiant

STATE OF VIRGINIA)

COUNTY OF ALEXANDRIA)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, LINDA KUTSHER, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this 07 day of FEBRUARY, 2024.

Notary Public

My Commission Expires: 80 66516

FATIHA LAHRACH
NOTARY PUBLIC
REG. #8066516
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/2027

Tennessee Certification of Electronic Document

I, Brecken Vadner, 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 2/7/2024 (date of document).

Affiant Signature

3/1/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County