Karen Johnson Davidson County
Batch# 1110096 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20240312-0017058

**THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:**

**JEFFREY MOBLEY**
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Comes the affiant, James W. Berry, Jr., being first duly sworn according to law, being of lawful age and a resident of Brentwood, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based on his personal knowledge and familiarity:

1. Albert J. Lutz (the "decedent"), died intestate on April 25, 2008, a resident of Davidson County, Tennessee.

2. The decedent died a widower. The decedent's wife, Evelyn D. Lutz, predeceased on July 5, 1995.

3. The decedent died with issue. The decedent had two children, Albert Denney Lutz and Martha Jo Lutz Berry. The decedent had one other son who died at birth. The decedent never had or adopted any other children.

4. At the time of his death, the decedent owned real property known as 8240 and 8264 Ellis Drive, Joelton, Tennessee 37080, also known as Davidson County tax map and parcel numbers 008 00 0 042.00 and 008 00 0 041.00, and being more particularly described in deed of

record in Book 3927, Page 496, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This affidavit confirms the vesting of title of the decedent's interest to said real property located in Davidson County, Tennessee, after the death of Albert J. Lutz, in his heirs at law, Albert Denney Lutz and Martha Jo Lutz Berry, as equal tenants in common.

Further, affiant saith not.

Dated this 11th day of March, 2023.

James W. Berry, Jr.

Subscribed and sworn to before me
this 11th day of March,
2024.

Notary Public

My Commission Expires: 09/08/2025

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, James W. Berry, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: 09/08/2025

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 11, 2024.

March 12, 2024
**Date**

Jeffrey Mobley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

