Karen Johnson Davidson County
Batch# 1110886 AFFIDAVITH
03/13/2024 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240313-0017505

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO MJ-24-793

Map and Parcel: Property 1:
149-15-0A-098.00-CO

AFFIDAVIT AS TO HEIRS
of
IRENE BYRD SHEPARD
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Williamson

On the 11 day of March 2024, before me personally appeared **Ronda Jeneene Blackman**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Irene Byrd Shepard**, "the Decedent."

And That the Affiant knew the Decedent for over 25 years and is familiar with Decedent's family history as they have been **acquaintances** during this time period.

And that said Decedent died on or about **June 16, 2023**, **Divorced**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Irene Byrd Shepard**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Fathiyah Shepard	**Daughter**
Roderick Shepard	**Son**
Derrick Shepard	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Fathiyah Shepard, Roderick Shepard, Derrick Shepard,** as all the heirs of **Irene Byrd Shepard.**

Reference is made to the intestate probate of Irene Byrd Shepard in the 7th Circuit Court for Davidson County, Tennessee, Docket No. 23-P-1351.And said decedents did leave a Last Will and Testament that was not accepted in said court.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Williamson

I, **Ronda Jeneene Blackman**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Ronda Jeneene Blackman

Sworn to and subscribed before me on this 11 day of March, 2024.

Notary Public
My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

EXHIBIT A

Property 1:
Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Three, Cambridge Forest R15 Residential PUD of record in Plat Book 11700, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Irene Byrd Shepard by Warranty Deed from Beazer Homes Corp d/b/a Phillips Builders of record in Instrument No. 20000628-0064330, Register's Office for Davidson County, Tennessee, dated June 26, 2000 and recorded on June 28, 2000.

Being the same property conveyed to Irene Shepard, not married, Fathiyah Shepard-Suso, not married, Roderick Shepard, married and Derrick Shepard, married by Quitclaim Deed from Irene Shepard, not married of record in Instrument No. 20230710-0052736, Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on July 10, 2023. The said Irene Shepard, also known as Irene Byrd Shepard died on or about June 16, 2023.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/11/2024.

Affiant Signature – Joshua A. Terry

3/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/12/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON