BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1113442
03/21/2024 09:44:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVITH
2 pgs

20240321-0019516

AFFIDAVIT OF HEIRSHIP
As to
Thomas J. Scott

STATE OF TENNESSE
COUNTY OF DAVIDSON

On this 12th day of March, 2024, Andrew Turner, "Affiant", who having been duly sworn, deposes and says:

***That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.**

*That affiant is at least eighteen (18) years of age and is a resident citizen of Sumner County, residing at (address) 422 Remington Avenue, Gallatin, TN 37066.

*The Affiant was personally acquainted with **Thomas J. Scott,** "Decedent", during Decedent's lifetime and was familiar with the Decedent's family history;

*The Affiant was a family friend of the Decedent.

*That the Decedent died on or about **August 26, 2023** and that the decedent owned Real Property known as: **432 Cedarmont Drive, Nashville, TN 37211.**

*The Decedent did not leave a will. He was divorced at the time of his death, and the following children are the only children ever born of adopted by him:

**a. Melanie Branham**

**b. Pamela Scott**

**c. Kristina Beaty**

**d. Tiffany Hopson**

*The Decedent left no other children, deceased children or adopted children or decedents of deceased or adopted children.

**Parcel 173-01-0-106.00**

**Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Monte Carlo, Section IIC of record in Plat Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Beginning at a point in the northerly side of Cedarmont Circle at the common corner of Lots 33 and 34; thence with the line between said two lots north westerly 127.09 feet to a point; thence westerly 63.90 feet to a point; said point in the easterly margin of Cedarmont Drive; thence with the easterly margin of said drive, southerly 147.42 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, southeasterly 39.27 feet to the northerly margin of Cedarmont Circle; thence with the northerly margin of said Circle northeasterly 70.86 feet to the point of beginning.**

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement is false, commits a Class E Felony - T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false of misleading statement herein made.

*That Decedent did not leave a Last Will and Testament.

FURTHER AFFIANT SAYETH NAUGHT.

Andrew Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public

My Commission Expires:

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025