Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1115151 AFFIDAVITH
03/26/2024 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020876

This instrument prepared by:
Vanderkooi Law, PLC
718 Thompson Lane
Suite 108-235
Nashville, TN 37204
(615) 953-3728
Kristen@vanderkooilaw.com

Send Tax Notices to:
Robert Allen
525 Five Oaks Blvd.
Lebanon, TN 37087

Tax Map and Parcel:

Map: 115-5
Parcel: 50

GRANTOR:
Cristina Aie Young Allen

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to *Tennessee Code Annotated § 30-2-712*, the Undersigned, being duly sworn, deposes and says:

1. My name is Archie Jules Michael Becquet, II. I am over the age of 21 years and competent to testify to the statements contained herein.
2. I reside at 525 Five Oaks Blvd. Lebanon, TN 37087.
3. I have personal knowledge of the matters stated in this Affidavit.
4. I have been a friend of the family of Cristina Aie Young Allen for many years.
5. Cristina Aie Young Allen is also legally known as Aie Allen and Aie Young Allen.
6. On February 18, 2022, Cristina Aie Young Allen departed this life, Intestate.
7. Cristina Aie Young Allen died Intestate, leaving her estate to her heirs-at-law, surviving spouse, Robert Leon Allen, Jr., and her adult son, Leon S. Allen, in equal parts pursuant to Intestate Succession.
8. Cristina Aie Young Allen was the sole owner on the title of the property at 6807 Pennywell Drive, Nashville, TN 37205 at the time of her death.

9. The real property to which this Affidavit applies is located at 6807 Pennywell Drive, Nashville, TN 37205, consists of 1.80 acres and is a single-family residence. The property is described as:

   Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of West Meade Hills, Section Five, as of record in Book 3300, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Ellis D. Thompson and wife, Sonia Y. Thompson, by deed from Joseph I. Chaffin and wife, Carolyn Chaffin, of record in Book 4397, Page 228, Register's Office for Davidson County, Tennessee.

10. The Estate of Cristina Aie Young Allen is the subject of a Probate Administration in Davidson County, Tennessee Probate Court, Case No. 23P-790.

11. This affidavit, pursuant to Tennessee Code Annotated § 30-2-712, will confirm the vesting of title to the real property located at 6807 Pennywell Drive, Nashville, TN 37205, upon the death of Cristina Aie Young Allen as joint tenants to Robert Leon Allen, Jr. and Leon S. Allen.

ARCHIE JULES MICHAEL BECQUET, II II — DATE 3/22/24

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of said county, **Archie Jules Michael Becquet, II**, with whom I am personally acquainted or known to me by producing proper identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and Sworn to me this 22 day of March, 2024.

Notary Public — My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 22, 2024**.

Date

D Hardwick

Affiant Signature

March 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026