Karen Johnson Davidson County
Batch# 1118157 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20240403-0023287

This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: April 3, 2024 File No.: 23-1257	Property: 804 Harpeth Bend Drive Nashville, TN 37221
Buyer(s): Logan Teichmann Alexa Rains	Seller(s): Estate of James I. Atkins

KEYNE SCOTT, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Dickson County, Tennessee, residing at 3363 Church Street Burns, TN 37029.

2. That Affiant personally knew of **JAMES I. ATKINS,** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:
Affiant is his ex-wife; married for 13 years.

3. That Affiant personally knew the Decedent for 40 years.

4. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiants knew that at date of death said Decedent held a **100%** undivided interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 724 on the Plan of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, 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 James I Atkins by Warranty deed from Leland K Peterson and wife, Cynthia L Peterson of record in Instrument No. 200006020054840 Register's Office for Davidson County, Tennessee, dated 5/31/2000 and recorded on 6/2/2000.

Being also known as 804 Harpeth Bend Drive Nashville, Tennessee 37221.

7. That Decedent died on **January 2, 2024,** and was at the time a resident of 804 Harpeth Bend Drive Nashville, TN 37221.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Mallory Goodson Melissa Abigail Zewicky

Hailey Grace Atkins

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Mallory Goodson Melissa Abigail Zewicky

Hailey Grace Atkins

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Mallory Goodson Melissa Abigail Zewicky

Hailey Grace Atkins

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 18th day of March, 2024.

Keyne Scott

KEYNE SCOTT, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed to and sworn before me this 18th day of March, 2024.

Janet Huckaby

Notary Public

My Commission Expires: My Commission Expires 03/01/2025

Janet Huckaby Shoemaker
State Of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/18/2024 (date of document).

Utley

Affiant Signature

March 18 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18 day of March, 2024.



Notary Public

COMMISSION EXPIRES: 6-21-25