Karen Johnson
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Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA H[illegible] SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION P[illegible] HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **MARQUICE TAYLOR** whose mailing address is **500 Dante Ranch, Nolensville, TN 37135**, and **TUREAH TAYLOR** whose mailing address is **500 Dante Ranch, Nolensville, TN 37135**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **DEBORAH YVONNE STRATTON**.

2. **DEBORAH YVONNE STRATTON** died **February 18, 2024**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **2404 Conrad Drive, Nashville, TN 37206 [MAP AND PARCEL:** 083 12 0 033.00**].**

> LAND in Davidson County, Tennessee, being Lot No. 68, on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Milford R. Stratton and wife, Deborah Y. Stratton, by Warranty Deed from Margurite Green, unmarried, dated November 2, 2000, and recorded November 6, 2000, of record in Instrument No. 20001106-0110067, in the Register's Office for Davidson County, Tennessee. Milford R. Stratton predeceased Deborah Y. Stratton on November 26, 2023, leaving her the surviving tenant by the entirety.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 2335, page 386 and Book 3507, page 223, said Register's Office, and to the matters set forth in the above referenced plan of record.

3. **DEBORAH YVONNE STRATTON** was unmarried at the time of her death as her husband, **MILFORD R. STRATTON** predeceased her on November 26, 2023.

4. The decedent was survived by four adult children: **RASHEED S. SUGGS** whose address is **212 Chesterton Court, Madison, TN 37115, SHAWN D. SUGGS** whose address is **2404 Conrad Drive, Nashville, TN 37206, TAJI Z. SUGGS** whose address is **2404 Conrad Drive, Nashville, TN 37206**, and **MARIO D. STRATTON** whose address is **3711 Dickerson Pike, Apt. B206, Nashville, TN 37207**. As such, said children are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **DEBORAH YVONNE STRATTON** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **DEBORAH YVONNE STRATTON** in **RASHEED S. SUGGS** with 1/4 interest in said property, **SHAWN D. SUGGS** with 1/4 interest in said property, **TAJI Z. SUGGS** with 1/4 interest in said property, and **MARIO D. STRATTON** with 1/4 interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 15th day of April, 2024.

TUREAH TAYLOR

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally, appeared before me, **TUREAH TAYLOR**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 15th day of April, 2024.

Notary Public

My Commission Expires: 12/19/26.

BRANDON FULLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 15th day of April, 2024.

MARQUICE TAYLOR

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally, appeared before me, **MARQUICE TAYLOR**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 15th day of April, 2024.

Notary Public

My Commission Expires: 12/19/26.

BRANDON FULLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY