Karen Johnson Davidson County
Batch# 1131161 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
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This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: April 24, 2024 File No.: 24-0570	Property: 3205 Panorama Drive Nashville, TN 37218
Buyer(s): K&G Rentals LLC	Seller(s): Estate of Jonas E. Nance and Arrie J. Nance

JERMAINE FISHER, 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 Davidson County, Tennessee, residing at 3820 Cravath Drive Nashville, TN 37207.

2. That Affiant personally knew of **Benford Nance, Sr.,** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:
Affiant is his nephew.

3. That Affiant personally knew the Decedent for 51 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 **33 1/3%** undivided interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Section I, Bordeaux Gardens of record in Book 3300, Page 91, Register's Office for said County.

Said Lot No. 262 fronts 55 feet on the Westerly side of Panorama Drive and runs back 144 feet on the Northerly line and 152 feet on the Southerly line to a dead line in the rear on which it measures 55.55 feet.

Being the same property conveyed to Jonas E. Nance and wife, Arrie J. Nance by Warranty deed from David Walter Eakes and wife, Elizabeth R. Eakes of record in Book 4721, page 806, Register's Office for Davidson County, Tennessee, dated June 22, 1973 and recorded on June 25, 1973.

The said Arrie J. Nance having died on or about August 11, 1975, leaving Jonas E. Nance as surviving tenant by the entirety.
The said Jonas E. Nance having died on or about January 1, 1986.

Barbara Joan Nance, heir of Jonas E. Nance, having died on or about June 28, 2017.

Being also known as 3205 Panorama Drive Nashville, TN 37218.

7. That Decedent died on **March 5, 2024,** and was at the time a resident of Davidson County, TN.

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

Benford Nance, Jr. Valerie Butler

Tyrell Johnson

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

Benford Nance, Jr. Valerie Butler

Tyrell Johnson

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

Valerie Butler Tyrell Johnson

Benford Oliver Nance, Jr.

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 25th day of April, 2024.

Jermaine Fisher, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 25th day of April, 2024.

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 25, 2024** (date of document).

Affiant Signature

May 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25