Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Nara Chen

Karen Johnson Davidson County
Batch# 1131605 AFFIDAVITH
05/06/2024 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240506-0033188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of Feb. 2024, before me personally appeared Terrica Driver, "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 **Rutherford County**, residing at 1734 Luton Dr LaVergne, TN 37086.

That Affiant was personally acquainted with **Nara Chen**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as _____.

That Affiant was an/a friend of the Decedent.

That Decedent died on or about **November 9, 2023** and that the decedent's place of residence and homestead at the time of death, was as follows: **406 Chapel Ave, Nashville, TN 37206**

That Decedent was survived by the following person(s):

	Name	
Surviving Spouse:	**None**	
	Name	
Surviving Children:	**Sokha Nhep Lou**	**Sokul Nhep**
	Sokhan Nhep	**Sara Nhep**
	Name	
Deceased Children:	**None**	
	Name	
Adopted Children:	**None**	
	Name	
Children of Deceased or Adopted Children:	**None**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat of Hobson Chapel Subdivision, of record in Book 7900, Page 776, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pring Nhep and wife, Nara Chan, by virtue of that certain Special Warranty Deed dated January 20, 1995, and being of record at Book 9575, Page 155 in the Register's Office of Davidson County, Tennessee. Pring Nhep having passed on/or about August 13, 2023.

Property Address: 406 Chapel Ave, Nashville, TN 37206

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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, and such 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 or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Terrica Driver- Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 1st day of February, 2024

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terrica Driver, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 1st date of February, 2024

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Tax Parcel No.: 08302033700

Mail Tax Bills to: New Owners at 406 Chapel Ave., Nashville, TN 37206

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ Feb. 1st, 2024.

Affiant Signature

5/3/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY