THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 1132301 AFFIDAVITH
05/08/2024 09:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033782

AFFIDAVIT OF HEIRSHIP

The undersigned, Affiant, **REYNA A CORONA NUNEZ**, a resident of, Davidson County Tennessee, being first duly sworn and according to law, being of lawful age and having known the named Decedent during his lifetime as a family friend and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby deposes and swears to the following on her own free will and based upon personal knowledge and familiarity:

1. The said **ABEL G. LUA** (the "Decedent") died intestate on or about 07/17/2020 and was a resident of Davidson County, Tennessee and was survived by his wife, **HERLINDA LUA**.

2. The Decedent had one (1) natural child born to him during his lifetime: namely, **EMMANUEL GUTIERREZ,** and adopted no others.

4. That the said **HERLINDA LUA and EMMANUEL GUTIERREZ** named hereinabove were living at the time of Decedent's death.

5. This Affidavit is being provided to clarify title to all real property **ABEL G. LUA** may have had interest in at the time of her death, including but not exclusive to the property commonly known as: 364 Cedarmont Drive, Nashville, Davidson County, Tennessee, 37211; and being more particularly described in Instrument No. 20060712-0083444 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further, Affiant saith not.

[Signature page to follow and the remainder of this page is intentionally left blank.]

REYNA A CORONA NUNEZ, *Affiant*

SUBSCRIBED AND SWORN TO before me this 07 day of May, 2024.

KARIANALIS RENTAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 02/21/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karianalis Rentas, a Notary Public in and for said County and State, **REYNA A CORONA NUNEZ**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 07 day of May, 2024.

NOTARY PUBLIC

KARIANALIS RENTAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 02/21/2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **05/07/2024** [DATE].

AFFIANT SIGNATURE

05/08/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **8th** day of **May**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

