Prepared by:
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Karen Johnson
Batch # 1136260
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Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20240517-0036732

AFFIDAVIT OF HEIRSHIP
as to
DONNA K. MCGUIRT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2024, before me personally appeared Debra Karen Lyle, "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 Davidson County, residing at 520 Cathy Jo Circle, Nashville, TN 37211.

That Affiant was personally acquainted with Donna K. McGuirt, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Affiant was decedent's family friend for more than 10 years.

That Decedent died on July 21, 2023 and that the decedent's place of residence and homestead at the time of death, was as follows: **409 Weaver Drive, Nashville, TN 37217**

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

	Name	Address
Surviving Spouse:	**NONE**	
Surviving Children:	**Kelly Nicole McGuirt, daughter**	**1971 Greenbriar Road Waverly, TN 37185**
	Christopher Alan McGuirt, son	**409 Weaver Drive Nashville, TN 37217**
Deceased Children:	**NONE**	
Adopted Children:	**NONE**	
Children of Deceased or Adopted Children:	**NONE**	

	Name	Address
Surviving Parents:	**NONE**	

	Name	Address
Surviving Siblings:	**Charlie Cunningham, Brother**	**410 Weaver Drive Nashville, TN 37217**
	Patti Cunningham, Sister	**1532 Birchwood Circle Franklin, TN 37064**
	Lori Cunningham, Sister	**1532 Birchwood Circle Franklin, TN 37064**
	Jimmy Cunningham, Brother	**2228 Granny Wright Lane Hermitage, TN 37076**

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:

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 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:

Real property Situated in the Fourth (4th) Civil District of Davidson County, Tennessee:

Described property located in Nashville, Davidson County, Tennessee being Lot No. 15 on the Mao of Seven Oaks, Section I, as of record in Book 1835, Page 132, Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the Westerly margin of Weaver Drive and extends back between 220 feet on the Northerly line and 216.6 feet on the Southerly line to a broken line in the rear, measuring 84.7 feet thereon.

Being the same property conveyed to Donna K. McGuirt by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9702, Page 481, dated June 13, 1995, and recorded on June 15, 1995, Register's Office for Davidson County, Tennessee.

And further conveyed to Donna K. McGuirt by Quitclaim Deed from Bank of New York, as Trustee for the Certificateholders of CWABS 2004-02 of record in Instrument No. 20071019-0123924, dated October 12, 2007, and recorded on October 19, 2007, Register's Office for Davidson County, Tennessee.

And further vested in Donna K. McGuirt by Default Judgment and Final Order recorded in Instrument No. 20120917-0083929 on September 17, 2012, Register's Office for Davidson County, Tennessee. The said Donna K. McGuirt having since died intestate on July 21, 2023 leaving Kelly Nicole McGuirt and Christopher Alan McGuirt as her only

heirs-at-law as established by Probate File No. 23P1573, in the Circuit Court of Davidson County, Tennessee Probate Division and whereas Kelly Nicole McGuirt was named Administratrix of the Estate of Donna K. McGuirt.

That Decedent **DID NOT** leave a will.

Further the Affiant sayeth not.

Debra Karen Lyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 15th day of May, 2024.

Notary Public

My Commission Expires: 11.03.25

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025