Karen Johnson Davidson County
Batch# 1150957 AFFIDAVITH
06/26/2024 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047690

This Instrument Prepared by:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211
From Information Furnished by the Parties

AFFIDAVIT OF HEIRSHIP RE CHARLES WATTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

COMES ANNA WATTS, STEPHANIE ROGERS, KIMBERLY WATTS, and ARLYNDA WATTS, Affiant(s) herein who, after being first duly sworn according to law, depose(s) and make(s) oath as follows:

1. That Affiant(s) is/are at least eighteen (18) years of age, and have personal knowledge of the facts as herein stated.

2. That Affiant(s) are the heirs of Charles Watt, Decedent.

3. That Decedent died intestate on/about January 26, 2024.

4. That Decedent was survived by his spouse, Anna Watts, and the sole issue of his body, Stephanie Rogers, Kimberly Watts, and Arlynda Watts, Affiants herein.

5. That Decedent had no further issue, natural or adopted, predeceased or surviving.

6. That at the time of his death, Decedent had an interest in certain real property bearing the street address of 210 Donna Drive, Madison, TN 37115.

7. That Affiant(s) is/are fully aware that a Keisha Bass is executing an Affidavit of Heirship re Charles Watts, and aver that said Keisha Bass possesses the requisite personal knowledge that would allow him/her to attest to the matters therein contained.

7. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive 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 (2).

8. That Affiant(s) fully understand that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiant(s) hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT(S) SAITH NOT.

Witness my/our hand and seal on this, the 18th day of June, 2024.

Anna Watts
ANNA WATTS

STEPHANIE ROGERS

KIMBERLY WATTS

ARLYNDA WATTS

Sworn to and subscribed before me this 18th day of June, 2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Watts, Stephanie Rogers, Kimberly Watts, and Arlynda Watts, the within named Affiants, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June, 2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Danielle Watson, 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 6/18/24.

Date

Danielle Watson

Affiant Signature

6/18/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY