Karen Johnson
Batch # 1151643
06/27/2024 09:45:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20240627-0048249

Prepared by and Return To:
Athens Title & Escrow LLC 5115
Maryland Way
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP

Return to
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #17292

New Owner:	Send Tax Bills to:	Map and Parcel:
Nicole Johnson	Same as New Owner	# 161 06 0 168.00
637 Vivian Drive		
Nashville, Tennessee 37211		

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael F. Johnson and wife, Sarah R. Johnson, by Warranty Deed from Circuit City Stores, Inc., dated March 31, 1992 and filed of record April 1, 1992 in Book 8590, Page 860, Register's Office for Davidson County, Tennessee. The said Sarah R. Johnson having predeceased her spouse on 01-06-2017 date, leaving interest in property to Michael F. Johnson by operation of law. The said Michael F. Johnson having died intestate, no probate was ever entered in Nashville, Davidson County, Tennessee December 19, 2023,

This is improved property known as 637 Vivian Drive, Nolensville, Davidson County, Tennessee 37135.

COMES NOW, _Bryan Flum, a family and business acquaintance to the late Michael F. Johnson, after first being duly sworn according to law, attests and states as follows:

1. Affiant is a business associate, and has maintained close and personal contact with said Michael Johnson for 12 years.

2. Michael Johnson died intestate in Nashville, Davidson County, Tennessee on December 19, 2023.

3. At the time of his death, Michael F. Johnson, was not married, a widower, survived by the following person:

Nicole Johnson, and no other person, living, deceased, adopted, etc.

4. The only lawful heir to the Estate of the late Michael F. Johnson is his daughter, Nicole Johnson.

5. The above-described real property passed to Nicole Johnson upon the death of her father December 19, 2023.

6. All interest in the real property above described vested in Nicole Johnson, fee simple.

7. FURTHER AFFIANT SAITH NOT.

Bryan Mitchell Flum

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, the undersigned with authority, a Notary Public in and for the within named Bryan Flum, the affiant with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of June, 2024.

Judy C Magill

Notary Public at Large.

My Commission Expires May 03, 2027

JUDY C MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027