RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1152939
07/01/2024 10:20:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20240701-0049215

This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: June 28, 2024 File No.: 23-1257	Property: 2118 Sadler Avenue Nashville, TN 37210
Buyer(s): Jacob Bender	.Seller(s): Connie Sue Favinger

HELLEN STALLONS, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at 2115 Sadler Avenue Nashville, TN 37210.

2. That Affiant personally knew of **MICHAEL THWEATT,** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Affiant moved across the street from him in 1969; friend of the family.

3. That Affiant personally knew the Decedent for 48 years.

4. At the time of death, decedent was [ ] unmarried [x] married to Connie Sue Thweatt NKA Connie Sue Favinger.

5. That Decedent died intestate.

6. That Affiants knew that at date of death said Decedent held a **100%** undivided interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 80, on the Plan of Sadler Place, as of record in Book 322, Page 31, Register's Office of said County, more particularly described as follows:

Said Lot No. 80 fronts 50 feet on the easterly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Francis Odell Thweatt and wife Margaret B. Thweatt, by Warranty Deed from Arthur V. Mayo and wife, Dorothy Jarrell Mayo dated January 3, 1961 and recorded January 5, 1961 in Book 3166, Page 419, Register's Office of Davidson County, Tennessee.

Francis Odell Thweatt having become deceased on or about January 21, 1977; leaving Margaret B. Thweatt.

Margaret B. Thweatt aka Margaret B. Neill having become deceased February 22, 2003; Affidavit of Inheritance of Real Property in Instrument No. 20031007-0148649, Register's Office of Davidson County, Tennesse. (self serving by Heir Michael Thweatt).
Michael Thweatt having become deceased on or about November 21, 2017.

Being also known as 2118 Sadler Avenue Nashville, TN 37210.

7. That Decedent died on **November 21, 2017,** and was at the time a resident of 2118 Sadler Avenue Nashville, TN 37210.

8. That the following persons are ALL of the children born to or adopted by Decedent during his lifetime (list all children, living or deceased):

none

9. That the following persons constituted all of the heirs-at-law of Decedent at his date of death:

Connie Sue Thweatt NKA Connie Sue Favinger

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Connie Sue Thweatt NKA Connie Sue Favinger

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 27 day of June, 2024.

Helen Stallons

Helen Stallons, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed to and sworn before me this 27 day of June, 2024.

Henry Salamanca

Notary Public

My Commission Expires: 01/24/2028

HENRY ALBERTO SALAMANCA COREAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY