Karen Johnson Davidson County
Batch # 1153935 AFFIDAVITH
07/03/2024 09:22:35 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050148

HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE , TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **DEBBIE WILSON** whose mailing address is 105 Village Circle, Lebanon, TN 37087, and **MARSHA CAMPBELL** whose mailing address is 1211 Bolton Drive, Smyrna, TN 37167.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history of **JANOLYN JOYCE FRAZIER** and is executed for the purpose of establishing title to realty in and to the said heir-at-law of **JANOLYN JOYCE FRAZIER**.

2. **JANOLYN JOYCE FRAZIER** died intestate on December 14, 2023.

3. **JANOLYN JOYCE FRAZIER** was unmarried at the time of her death as her husband, **JAMES FRAZIER** predeceased her on August 29, 2023.

4. The decedent had no adopted or biological children born during her lifetime.

5. The decedent was survived by three adult siblings: **DARLENE JOAN COOKE,** whose address is 4120 Pepperwood Drive, Antioch, Tennessee 37013**, GEORGE E. COOKE, JR.,** whose address is 231 Church Street, Chilicothe, Ohio 45601**, and ILONA K. TAYLOR,** whose address is 30 Magnolia Street, Casper, Wyoming 82604. All persons named are over the age of eighteen (18) years old.

6. **DARLENE JOAN COOKE** was appointed Administrator of the Estate of **JANOLYN JOYCE FRAZIER**, deceased, by Petition/Order filed January 26, 2024, in the

Seventh Circuit Court Court for Davidson in the State of Tennessee, Case No. 24P168.

7. At the time of JANOLYN JOYCE FRAZIER's death, she owned a parcel of real property located in Antioch, Davidson Tennessee, as follows: 4116 Pepperwood Drive, Antioch, TN 37013 **[MAP AND PARCEL:** 165 13 0A 186.00**].**

> Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Peppertree Forest Section 8 of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Janolyn Cooke, by Warranty Deed from Allen Earps and wife, Betty Earps, dated April 28, 1994, and recorded May 3, 1994, of record in Book 9331, Page 789, in the Register's Office for Davidson County, Tennessee.
>
> The subject property is part of a planned unit development and is subject to Declaration of covenants, restrictions and conditions as of record in Book 8757, Page 607, amended in Book 9004, Page 514, and Book 9157, Page 711, Bock 9287, Page 698, and by-laws of the Peppertree Forest Homeowners Association of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.

8. This affidavit will confirm the vesting of title to the above referenced realty after the death of **JANOLYN JOYCE FRAZIER** in **DARLENE JOAN COOKE**, vested with 1/3 interest in said property, **GEORGE E. COOKE, JR.**, vested with 1/3 interest in said property, and **ILONA K. TAYLOR**, vested with 1/3 interest in said property, in fee simple.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 24th day of June, 2024.

Debbie Wilson
DEBBIE WILSON

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally, appeared before me, **DEBBIE WILSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 24th day, June, 2024.

Grace L Donoho
Notary Public

My Commission Expires: 10/20/2027

GRACE L DONOHO
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES OCTOBER 20, 2027

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 25 day of June, 2024.

Marsha Campbell
MARSHA CAMPBELL

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally, appeared before me, **MARSHA CAMPBELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 25 day, June, 2024.

Youstina Narouz
Notary Public

My Commission Expires: 01/11/2026

YOUSTINA NAROUZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY