Karen Johnson Davidson County
Batch# 1155399 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20240708-0050997

This Affidavit of Heirship was prepared based upon the information provided by the party hereto without 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

WHEREAS, this is the Affidavit of Heirship of MAX D. FAGAN, whose address is 213 Sam Davis Drive, Springfield, Tennessee 37172, and

WHEREAS, REBECCA LEE BELLAR, b/s/p/a BECCA BELLAR (hereinafter Decedent) died October 17, 2022 and was a resident of Robertson County, Tennessee; and

WHEREAS, at the time of her death, the Decedent, per the Last Will and Testament of VIRGINIA C. NESBITT, deceased, was to be the sole heir of a parcel of real estate located in the 8th Civil District of Davidson County, Tennessee, being bounded and described, as follows:

> Being Lot No. 118 on the plan of Hickory Wood Estates, Section C, of record in Plat Book 6900, Page 885, 886, 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

WHEREAS, the Decedent was unmarried at the time of her death, leaving her children who were born unto or adopted by her, as her next of kin and sole heirs at law. The names and individual addresses of each respective heir at law are as follows:

a. Noah James Fagan – son of the Decedent
5815 Magic Place
Nashville, TN 37209

b. Abigail Elizabeth Fagan- daughter of the Decedent
1476 Nesbitt Ln.
Madison, TN 37115

c. Grace Linda Graves – daughter of the Decedent
2011 Bryans Park Ct.
Springfield, TN 37172

NOW THEREFORE, I, MAX D. FAGAN, the Affiant, who having been duly sworn, does make oath that:

1. The Decedent, Rebecca Lee Bellar, died on October 17, 2022, and was survived by her son, Noah James Fagan, and daughters, Abigail Elizabeth Fagan and Grace Linda Graves, as her next of kin and heirs at law.
2. Virginia C. Nesbitt, a resident of Davidson County, Tennessee, died February 15, 2024. Per the Last Will and Testament of Virginia C. Nesbitt, Becky Beller, b/s/p/a/ Rebecca Lee Bellar, was to be left a specific gift of real property located at 221 Wildgrove Court, Antioch, TN 37013. Since Rebecca Lee Bellar predeceased Virginia C. Nesbitt and was unmarried at the time of her death, her sole heirs at law, son Noah James Fagan, and daughters, Abigail Elizabeth Fagan and Grace Linda Graves.
3. I am aware that Tennessee Code Annotated § 30-2-712(f) provides that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit of Heirship, known 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.

WITNESS WHEREOF, the Affiant has executed the foregoing Affidavit of Heirship pursuant to Tennessee Code Annotated § 30-2-712.

State of Tennessee :

County of Montgomery:

MAX D. FAGAN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Max D. Fagan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2 day of July, 2024

My Commission Expires:



Notary Public

Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste. 201, Springfield, TN 37172 (615) 382-4420

Tennessee Certification of Electronic Document

I, Christina M. Bartee, 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

July 2, 2024. (date of document)

Affiant Signature

July 8, 2024

Date:

State of TENNESSEE

County of ROBERTSON

Sworn to and subscribed before me this 8th day of July, 2024.

Notary Seal



Notary's Signature

My Commission Expires: 12/21/2026