Karen Johnson Davidson County
Batch# 1159416 AFFIDAVITH
07/17/2024 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053995

Prepared by: Ready Now Title Services, LLC, 131 Indian Lake Blvd., Suite 100-B, Hendersonville, TN 37075

AFFIDAVIT OF HEIRSHIP

as to

Thelma Edith Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2024, before me personally appeared **Naomi Johnson** "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of **Clay County**, residing at **1070 Free Hill Road, Celina, TN 38551.**

That Affiant was personally acquainted with **Thelma Edith Andrews**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Thelma Andrews**

That Affiant was the sister of the Decedent.

That Decedent died on or about **04/15/2024** and that the decedent's place of residence and homestead at the time of death, was as follows: **4143 Farmview Drive, Nashville, TN 37218.**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**

	Name
Surviving Children or Deceased:	**Teresa Gail Andrews (died on 08/17/2006, no born children)**
	Tanya Andrews

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Property Address: 4143 Farmview Drive, Nashville, TN 37218. See attached Legal description. NJ

THE FOLLOWING TRACT OR PARCEL OF LAND, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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 (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Naomi Johnson

Naomi Johnson - Affiant

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Naomi Johnson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 19th date of June, 2024.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

EXHIBIT "A"

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

Being Lot No, 155 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 **7-16-2024** _____ (date of document).

Affiant Signature

7/16/2024

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **16** day of **July** _____, 20**24**

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25