This instrument was prepared by:
COOK TILLMAN LAW GROUP
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER:

JAMES K. ESMON
4409 ENCHANTED CIRCLE
NASHVILLE, TN 37218

SEND TAX NOTICES TO:

NEW OWNER

PARCEL ID: 060 07 0 113.00

Karen Johnson Davidson County
Batch# 1161024 AFFIDAVITH
07/23/2024 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240723-0055475

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, makes oath as follows:

1. My full name is Juanita Cherry ("Affiant").

2. I reside at 4469 Enchanted Circle, Nashville, Tennessee 37218.

3. I have personal knowledge of the matters stated in this Affidavit; I am a friend of the family of Jimmie M. Esmon and James K. Esmon.

4. Jimmie M. Esmon ("Decedent") died on February 19, 2024, while residing in the city of Nashville, county of Davidson, state of Tennessee.

5. Jimmie M. Esmon died intestate, and no intestate probate estate was administered in a proceeding supervised by the court.

6. The real property to which this Affidavit applies is located at 3020 Rich Acres Drive, Nashville, Tennessee 37207 (the "Real Property"), more fully described as:

LAND in Davidson County, Tennessee, being Lot 3, HILLHURST ACRES, SECTION ONE, as shown on plat of record in Plat Book 2331, Pages 50 thru 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmie M. Esmon, by Special Warranty Deed dated August 2, 2011, from Springleaf Financial Services, Inc f/k/a American General Financial Services, Inc, recorded in Instrument No. 20110805-0060566, Register's Office of Davidson County, Tennessee.

7. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

a. Jimme M. Esmon was unmarried to at the time of her death.

b. Jimme M. Esmon had one son, James K. Esmon. The decedent had no other children at her passing.

c. As a result, James K. Esmon is now the sole owner of the property.

Signed this 25th day of June, 2024, by:

Juanita Cherry

Juanita Cherry, Affiant

Sworn to and subscribed before me by Juanita Cherry this 25 day of June 2024.

Justin Stern

Notary Public

My Commission expires: September 19, 2027

JUSTIN STERN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alex Fasching, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2024.

Affiant Signature

July 23, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of July 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

