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

Karen Johnson Davidson County
Batch# 1161100 AFFIDAVITH
07/23/2024 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240723-0055643

SEND TAX NOTICES TO:

NEW OWNER

PARCEL ID: 069 02 0 028.00

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 Anthony Etheridge ("Affiant").

2. I reside at 4229 Hallmark Road, Nashville, TN 37218.

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

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

5. Jimmie Mai 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 3900-3902 Drakes Branch Road, Nashville, Tennessee 37218 (the "Real Property"), more fully described as:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 6, Section One, Enchanted Hills, of record in Plat Book 5800, Page 296, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmie Mai Esmon, an unmarried woman, by Warranty Deed dated January 31, 2012, from Patricia Douglas, Administrator of the Estate of Permatis Jones, recorded in Instrument No. 20120206-0010538, 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. Jimmie Mai Esmon was unmarried to at the time of her death.

b. Jimmie Mai 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 the property.

Signed this 10 day of June, 2024, by:

Anthony Etheridge, Affiant

Sworn to and subscribed before me by Anthony Etheridge this 10th day of June 2024.

Notary Public

My Commission expires: 9-7-2026

PATRICIA A KOVOLYAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 10, 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:

