THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II
615 MAIN STREET, SUITE 106
Nashville, TN 37206

Karen Johnson Davidson County
Batch # 1168361 AFFIDAVITH
08/13/2024 09:41:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061012

GRANTEE(S):
ANNJECOLE BOWERS
744 HALLCREST CT.
HERMITAGE, TN 37076

SEND TAX NOTICES TO:
ANNJECOLE BOWERS
744 HALLCREST CT.
HERMITAGE, TN 37076

PARCEL ID: 93-4-128

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 2024, before me personally appeared Brenda D. Bowers, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Mary D. Martin-Cohen** ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is Brenda Diane Bowers ("Affiant").
2. I reside at 3216 Rainwood Drive, Nashville, TN. 37207.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Mary D. Martin-Cohen ("Decedent") are:
   The deceased is my son's (Steven D. Bowers) mother-in-law who is married to Annjecole Bowers
5. The Decedent was not married at the time of her death.
6. The Decedent was survived by her only child and she has no children who predeceased her:
   a. Annjecole Bowers, who resides at 744 Hallcrest Ct., Hermitage, TN 37076
7. All of the above-named children are over the age of eighteen (18) years.

8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

9. The Decedent died in Nashville, Davidson County, Tennessee on March 25, 2024.

10. The real property to which this Affidavit applies is located at 1003 Sevier Street, Nashville, TN 37206, Davidson County, Tennessee and is more fully described as:

> Land in Davidson County, Tennessee, being Lot. No. 3 on the Plan of Shelby Hills Subdivision, of record in Book 3600, page 17, Register's Office for said County.
>
> Being the same property conveyed to Mary D. Martin-Cohen of Record in Book 9425, Page 679 with the Register of Deeds for Davidson County, TN.

11. At the time of Decedent's death, the Decedent resided at 1003 Sevier Street, Nashville, TN 37206, Davidson County, Tennessee.

12. The Decedent did not leave a *Last Will and Testament.*

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to her only heir, Annjecole Bowers.

15. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Signed this 26th day of July, 2024.

Brenda Diane Bowers
Affiant Name

Sworn to and subscribed before me by Brenda Bowers ("Affiant") on this 26th day of July, 2024.

Janae P. Davis
Notary Public

My Commission expires: 7/7/2027

JANAE P. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

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 Brenda Bowers ("Affiant") with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 26th date of July, **2024.**

Janae P. Davis
Notary Public

My Commission Expires: 7/7/2027

JANAE P. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY