PREPARED BY:

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Karen Johnson Davidson County
Batch# 1178408 AFFIDAVITH
09/06/2024 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240906-0068708

New Owner Address:
Pamela J. Bergeron
1410 Reedy Creek Road
Huntingdon, TN 38344

Send Tax Bills To:
Same

Map-Parcel Number:
090 15 0 127.00

AFFIDAVIT OF HEIRSHIP

I, **Carolyn Fay Rogers**, the undersigned affiant, after being duly sworn according to law and being of lawful age and resident of Davidson County, Nashville, Tennessee, pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This Affidavit of Heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 452 Capri Drive, Nashville, TN 37209 (the "Property"), more particularly described in Exhibit A.

2. The Property was vested in Fredie Lee Braswell et ux., Peggy Sue Braswell. Fredie Lee Braswell died December 23, 2021, leaving Peggy Sue Braswell ("Decedent") alone vested with title to the Property. Decedent died on May 25, 2024.

3. I have personally known Decedent for approximately forty (40) years, and by reason of my longstanding relationship to Decedent have personal knowledge and familiarity of Decedent's family.

4. Pamela J. Bergeron, being Decedent's only child, is Decedent's sole heir-at-law. No other children were born to or legally adopted by Decedent.

5. To my knowledge no probate estate has been opened for Decedent.

6. I understand and acknowledge that this Affidavit of Heirship may be relied upon by third parties to establish chain of title by descent and distribution.

7. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, Aug. 30, 2024.

Carolyn Fay Rogers

Carolyn Fay Rogers

STATE OF TENNESSEE)
COUNTY OF Davidson)

Carolyn Fay Rogers, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the persons who executed the foregoing instrument for the purposes therein contained on August 30, 2024.

Notary Public

My Commission Expires: 5/9/2027

BRENDA AVILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1147 on the Plan of Charlotte Park, Section 16, as of record in book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1147 fronts 70.3 feet on the easterly side of Capri Drive and runs back between lines, 148.7 feet on the northerly side and 148 feet on the southerly side to a line in the rear, measuring 72 feet thereon.

Being part of the same property conveyed to Fredie L. Braswell et ux, Peggy B. Braswell from Cumberland Valley Builders, Inc., a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee by deed of record in Book 3571, Page 547, Register's Office for Davidson County, Tennessee. Fredie L. Braswell having subsequently died on December 23, 2021, and Peggy Sue Braswell having become the sole owner through rights of survivorship.

This is improved property commonly known as 452 Capri Drive, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 30, 2024.

Affiant Signature

9/6/2024

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 6, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2027