Karen Johnson Davidson County
Batch# 1179612 AFFIDAVITH
09/10/2024 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069734

This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: September 5, 2024 File No.: 24-1431	Property: 395 Deer Lake Drive Nashville, TN 37221
Buyer(s): Deer Lake Retirement Association, Inc.	Seller(s): Estate of Betty Jean Peterson

Denise Haynes, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Rutherford County, Tennessee, residing at 6530 Wade Springs Road, Murfreesboro, TN 37130.

2. That Affiant personally knew **[Betty Jean Peterson]**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:
Long time family friend.

3. That Affiant personally knew the Decedent for 55 years.

4. At the time of death, decedent was [X] unmarried [ ] married to_____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held a **PERCENTAGE OR FRACTION** undivided interest in the following described real estate in **DAVIDSON** County, Tennessee:

Being Unit No. 395 in Deer Lake Retirement Community, a horizontal property regime, as shown on the plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63 and Book 5589, Page 949, in the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Associations, Inc., of record in Book 7556, Page 354, in the Register's Office of Davidson county, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Fred Lee Peterson and wife, Betty Jean Peterson by Warranty Deed from John D. Blonshine, single of record in Instrument No. 20080903-0089997 Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on September 03, 2008.

7. That Decedent died on **[11/30/2023]**, and was at the time a resident of **[395 Deer Lake, Nashville, TN 37221], [DAVIDSON COUNTY NAME]** County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Joni French — Tammy Peterson Boey

Michelle Elaine Peterson — _____

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Joni French — Tammy Peterson Boey

Michelle Elaine Peterson — _____

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Joni French — Tammy Peterson Boey

Michelle Elaine Peterson — _____

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 30th day of August, 2024.

Denise Haynes

Denise Haynes, Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 30th day of August, 2024.

Sarah Hazlewood

Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 30, 2024**.

Affiant Signature

September 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25