Karen Johnson
Batch # 1183552
09/19/2024 10:26:57 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVITH
2 pgs

20240919-0072628

Prepared by:
Record and Return To:
Chapman and Goethel Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

File No.: 24-1574	Property: 901 Ward Street Nashville, TN 37207
Borrower(s): Mariia Titova	Seller(s): The Estate of Jacob Brennan Goethel

Liana Lutz, 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 Davidson County, Goodlettsville TN residing at 381 Solitude Circle.

2. That Affiant personally knew Jacob Goethel, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following (i.e.- friend of the family):
Friend of the family

3. That Affiant knew that at date of death, said Decedent had a 100% undivided ownership interest the following described real estate in Nashville, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 70 feet of Lot Nos. 1, 2, and 3, on the Plan of T.I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan of Lots, of record in Plat Book 974, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said parts of said lots front 70 feet on the Northerly side of Ward Street and run back between parallel lines along the Easterly margin of Montgomery Street or Avenue, 161 feet to a dead line.

Being the same property conveyed to Jacob Goethel, an unmarried man by Warranty Deed from Brian Sauls and wife, Christa Lawson Sauls of record in Instrument No. 201606150060540 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

The said Jacob Goethel is now deceased, having died in the year 2023.

Being also known as 901 Ward Street, Nashville, TN 37207.

4. That Jacob Goethel died on November 29th, 2023 and was at the time a resident of Nashville, TN.

5. At the time of Jacob Goethel's death, he was unmarried.

6. At the time of Jacob Goethel's death, he had no children, biological or adopted.

7. Jacob Goethel died intestate, without a will.

8. That the following persons constituted all of the heirs-at-law of Decedents at the (his/her) date of deaths:
Dan and Kelly Goethel

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of the Decedents:

Danand Kelly Goethel

10. 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 11th day of September, 2024.

Liana Lutz

STATE OF TN
COUNTY OF Sumner

Subscribed to and sworn before me this 11 day of Sept, 2024.

Notary Public

ASHLEY N. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 19, 2025

My Commission Expires: 11-19-25