This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: 7-3896-MC

Karen Johnson Davidson County
Batch# 1183576 AFFIDAVITH
09/19/2024 11:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240919-0072665

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, EMMA HARRIS of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That **ALYCE LOUISE BARNES SIMMONS** (the "First Decedent") died on April 22, 2024, a resident of Davidson County, Tennessee.

2. First Decedent's place of residence and homestead at the time of death was 212 Myrtle St. Nashville, TN 37206 (the "Property").

3. To the best of my knowledge, the First Decedent did not have any unpaid debts.

4. Affiant is ~~familiar~~ Best Friend of the Decedent.

5. To the best of Affiant's knowledge, the First Decedent did not leave a Last Will and Testament.

6. Affiant further states that Frist Decedent was unmarried at the time of her death and survived by the following heirs:

Name:	**Relationship:**
HONEY NICOLE SIMMONS	DAUGHTER
NICHOLAS BRECKENRIDGE SIMMONS	SON

7. The First Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

8. That NICHOLAS BRECKENRIDGE SIMMONS (the "Second Decedent") died on July 21, 2024, a resident of Davidson County, Tennessee.

9. Second Decedent's place of residence and homestead at the time of his death was the Property.

10. To the best of my knowledge, the Second Decedent did not have any unpaid debts.

11. Affiant is familiar with the family history of the Second Decedent because affiant is a client of the Decedent.

12. To the best of Affiant's knowledge, the Second Decedent did not leave a Last Will and Testament.

13. Affiant further states that Second Decedent was unmarried at the time of his death and survived by the following heirs:

Name:	**Relationship:**
BRANDON NICHOLAS SIMMONS	Son

14. The Second Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at **212 Mrytle Street, Nashville, TN 37206**, in reliance on this affidavit. Legal description on Exhibit A attached here.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "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."

[signature page to follow]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, EMMA HARRIS, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Emma Harris
EMMA HARRIS

Sworn to and subscribed before me this 17th day of September 2024.

(stamp)

Rachel Marie Collins
Notary Public
3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, EMMA HARRIS the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of September 2024.

(stamp)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at Myrtle & Smiley, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Myrtle & Smiley, a Horizontal Property Regime, of record in Instrument Number 20211124-0156159, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alyce Simmons, unmarried, by Quitclaim Deed from Ida Etta Gregory, AKA Ida Gregory-Barnes, unmarried, Eric Barnes, unmarried, Erin Barnes, unmarried, Earl Barnes, Jr., unmarried, and Deborah Landers, unmarried, of record in Instrument No. 20220921-0105056, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 21, 2022. Further being the same property conveyed to Alyce Simmons and Louise Barnes, by Warranty Deed from Metro Development Housing Authority, of record in Instrument No. 20020605-0068233, in the Register's Office of Davidson County, Tennessee, dated May 14, 2002 and recorded on June 5, 2002. Said Louise C. Barnes died on January 29, 2011, intestate. See Affidavit of Heirship recorded in Instrument No. 20211221-0168480 and Instrument No. 20211221-0168481. Said William R. Barnes, aka William Lee Barnes died on January 13, 2022, intestate. See Affidavit of Heirship recorded in Instrument No. 20220622-0071355 and Instrument No. 20220622-0071356.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9/17/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9/17/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** September **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

