Karen Johnson Davidson County
Batch# 1183837 AFFIDAVITH
09/20/2024 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073007

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

AFFIDAVIT OF HEIRSHIP

I, **Kara Kroeger**, hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently resides at the following address:

   2316 Woodlawn Dr, Nashville, TN 37212

2. That Affiant knew **Kathleen Anderson Sheft** hereinafter referred to as Decedent and has personal knowledge of the family, life, and death of the Decedent by reason of the following:

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than **10** years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee:
   209 Leonard Ave, Nashville, TN 37205.

4. That Decedent died on May 18, 2023, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died intestate.

6. That Decedent was unmarried at the time of her death.

7. That the following were the only children born to or adopted by Decedent during his/her lifetime.

   Matthew S. Sheft
   Kasey Sheft
   Kristen Sheft
   Kara Mae Hughes

8. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent.

   Matthew S. Sheft – Adult
   Kasey Sheft – Adult
   Kristen Sheft – Adult
   Kara Mae Hughes - Adult

9. The Affiant is not beneficiary, legatee or heir of Kathleen Anderson Sheft and has no financial interest in her **Estate.**

10. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

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

FURTHER AFFIANT SAITH NOT.

Kara Kroeger

STATE OF TENNESSEE)
COUNTY OF TN)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Kara Kroeger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this 19 day of September, 2024.

Camille Woods
Notary Public

My Commission expires: 3.20.28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

I, Briana Grage, 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 9/19/2024 (date of document).

Briana Grage

Affiant Signature

Date 9/19/2024

State of Tennessee

County of Davidson

Sworn to and subscribed ~~before me~~ this 19th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

