Karen Johnson Davidson County
Batch# 1184543 AFFIDAVITH
09/20/2024 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073203

AFFIDAVIT OF HEIRSHIP

Date: August 30, 2024 File No.: 24-1628	Property: 320 Harris Street Madison, TN 37115
Borrower(s): Urban Gate Properties, LLC	Seller(s): The Estate of Iris O. Ivy

Dennis Weaver, 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 _____ County, Kentucky, residing at _____.

2. That Affiant personally knew Iris O. Ivy, 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):

_____

_____

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

A certain real estate in Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 26 of Block "B" on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Southerly side of Harris Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to William Ivey and wife, Iris O. Ivey by Deed from Harold B. Hall and wife, Annie V. Hall of record in Book 2595, page 602, Register's Office for Davidson County, Tennessee, dated September 18, 1956 and recorded on September 28, 1956.

Said William Ivey, having died on November 1, 1958 leaving Iris O. Ivey as the surviving tenant by the entirety;

The said Iris O. Ivey, having died on April 29, 1992.

Being the same property conveyed to Janice Fay Ivy by Quitclaim Deed from William Dale Ivey of record in Book 8635, page 621, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on May 28, 1992.

Being also known as 320 Harris Street, Madison, TN 37115.

4. That Iris O. Ivy died on April 29, 1992 and was at the time resident of Madison, TN.

5. At the time of Iris O. Ivy's death, she was a widow, her husband William Earl Ivy Jr. passed on November 1, 1958.

At the time of Iris O. Ivy's death, she had two children, William Dale Ivey and Janice Kay Ivy.

7. Iris O. Ivy 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:

William Dale Ivey and Janice Kay Ivy

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:

William Dale Ivey and Janice Kay Ivy

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 30th day of August, 2024.

Dennis Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-3-2025

My Commission Expires: 5-3-25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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

19th day of September, 2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

