Karen Johnson Davidson County
Batch# 1185301 AFFIDAVITH
09/24/2024 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240924-0073958

This instrument was prepared by:
Estate House Law, PLLC
1831 12th Ave. S. #399
Nashville, TN 37203

GRANTEE(S): Teresa Diane Waters

SEND TAX NOTICES TO: 3230 Briarwick Drive, Nashville, TN 37218

MAP PARCEL NUMBER: 05908018600

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESEE

COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

My full name is Cristina Martinez. I will refer to myself in this Affidavit as the Affiant.

1. I reside at 1720 Tom Austin Hwy, Greenbriar, TN 37073
2. I have personal knowledge of the matters stated in this Affidavit.
3. On March 14, 2022, Antonio DeWayne Waters died in Davidson County. I will refer to this person as the Decedent.
4. The real property to which this Affidavit applies is located at 2960 Claymille Blvd, Nashville, TN 37207 in Davidson County, Tennessee, more fully described as:

   SEE EXHIBIT A

5. The Decedent died owning an interest in 2960 Claymille Blvd, Nashville, TN 37207.
6. At the time of the Decedent's death, the Decedent resided at 2960 Claymille Blvd, Nashville, TN 37207.
7. The estate of the Decedent was not administered in a proceeding supervised by a court.
8. The Decedent does not have any outstanding debts.
9. Facts concerning my relationship to the Decedent: ___

   I knew the Decedent from work and through his mother, Teresa Waters. I knew the Decedent since on or around 2002.

10. Decedent was not married at the time of Decedent's death.

11. Decedent did not have any children.

12. I have no financial gain from the Decedent's Estate.

13. Additional facts pertinent to determine who is legally entitled to the Decedent at the time of Decedent's death are: At the time of Decedent's death, he was unmarried and did not have any children. Decedent's sole heir is his mother Teresa Diane Waters.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for this State and County aforesaid, personally appeared the within named Affiant, Cristina Martinez, 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, at office, this 26 September 20th, 2024.

[Seal]

AMELIA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2028

Notary Public:

My commission expires: 01/24/2028

Exhibit A

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Phase Two, Claymille Station of record in Plat Book 6900, page 626, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO ALLSTATE BUILDERS BY WARRANTY DEED FROM C&B BUILDERS DATED 03/30/04 AND RECORDED ON 08/04/04 IN INSTRUMENT NO. 20040804-0093809, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is improved (__X__) unimproved (____) property known as 2960 CLAYMILLE BLVD, NASHVILLE, TN 37207.

Being the same property conveyed in instrument 20120730-0066753

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 9/20/24 (date of document).

Affiant Signature

9/20/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

