Karen Johnson Davidson County
Batch# 1186529 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20240925-0074486

This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

# AFFIDAVIT OF HEIRSHIP

| | |
|---|---|
| Date: September 4, 2024<br><br>File No.: 24-1331 | Property: 1305 Merritt Street<br>Old Hickory, TN 37138 |
| Buyer(s): Zealot, LLC | Seller(s): The Estate of Carolyn H. McCord |

**Shelia Varallo,** 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, Tennessee, residing at 417 Cajaway Drive, Mt. Juliet, TN 37122.

2. That Affiant personally knew **[Carolyn H. McCord]**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Long time family friend and church member.

3. That Affiant personally knew the Decedent for 63 years.

4. At the time of death, decedent was [X ] unmarried [ ] married to_____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held 100%undivided interest in the following described real estate in **DAVIDSON** County, Tennessee: 1305 Merritt St., Nashville, TN 37138.

Land in Davidson County, Tennessee, being Lot No. 176A Section C-2 on the Plan of Village of Old Hickory, Re-subdivision of Parcel B Section C-2 of record in Plat Book 1835, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Carolyn H. Mccord and Lois L. Thomas by Warranty Deed from Clifford C. Caplinger and wife, Mildred H. Caplinger of record in Book 6898, page 959, Register's Office for Davidson County, Tennessee, dated June 26, 1986 and recorded on June 26, 1986.

Being the same property conveyed to Carolyn H. Mccord, married by Quitclaim Deed from Carolyn H. Mccord and Lois L. Thomas of record in Instrument No. 20011228-0143857 Register's Office for Davidson County, Tennessee, dated November 26, 2001 and recorded on December 28, 2001.

7. That Decedent died on **[03/14/2023],** and was at the time a resident of **[HOME ADDRESS], [COUNTY NAME]** County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Mylinda Cleek _____

Theresa McCord Lankford _____

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Mylinda Cleek _____

Theresa McCord Lankford _____

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Mylinda Cleek _____

Theresa McCord Lankford _____

11. 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 26th day of August, 2024.

Shelia a. Varallo

**Shelia Varallo**, Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 26th day of August, 2024.

Sarah Hazlewood

Notary Public

My Commission Expires: 9-07-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026



202409250074486

**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 September 4, 2024.

Affiant Signature

25th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028