Prepared by:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212
615.321.3427

Karen Johnson Davidson County
Batch # 1188426 AFFIDAVITH
10/01/2024 02:19:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241001-0076097

AFFIDAVIT OF HEIRSHIP
as to
JAMES EVERETT WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of September, 2024, before me personally appeared Jeffrey M. Grissim, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, residing at 245 Lauderdale Road, Nashville, TN 37205.

That Affiant was personally acquainted with James Everett Ward, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Affiant was decedent's family friend for more than 25 years.

That Decedent died on October 16, 2022 and that the decedent's place of residence and homestead at the time of death, was as follows: **410 Ashlawn Avenue Nashville, TN 37215.**

That Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse:	**NONE**	
Surviving Children:	**David Everett Ward**	**410 Ashlawn Ct. Nashville, TN 37215**
	Bradlee M. Ward	**392 Central Park West 5-J New York, NY 10025**
Deceased Children:	**NONE**	
Adopted Children:	**NONE**	

	Name	Address
Children of Deceased or Adopted Children:	**NONE**	
	Name	Address
Surviving Parents:	**NONE**	
	Name	Address
Surviving Siblings:	**NONE**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except: Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Affiant further understands that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. 410 of Burton Hills, Village of Ashlawn, a Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to James E. Ward and wife, Betty W. Ward by deed from Dixie F. Powell, Trustee, under the Last Will and Testament of Katherine L. Thompson, deceased, of record in Instrument No. 20001130-0117404, dated November 29, 2000 and recorded on November 30, 2000. The said Betty W. Ward having since died June 20, 2014, leaving James E. Ward as surviving tenant by the entirety. The said James E. Ward having since died, intestate, on October 22, 2022.

The Heirs at Law for James E. Ward are David Everett Ward and Bradlee M. Ward, as evidenced by Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

That Decedent **DID NOT** leave a will.

Further the Affiant sayeth not.

Jeffrey M. Grissim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 6th day of September, 2024.

Notary Public

My Commission Expires: _____

KELLEY LYN DAVISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025