This instrument prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III
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Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 1193743 AFFIDAVITH
10/15/2024 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0079986

AFFIDAVIT OF HEIRSHIP

State of Kentucky}
County of Warren }

The undersigned, Affiant, Larry Overton, being first duly sworn, deposes and states, under oath as follows:

A. Jo Nell Owens owned one parcel of real property described as and located at:
   1. 3725 Bakertown Road, Antioch, Tennessee 37013. (the Property).

B. Jo Nell Owens has since died on March 26, 2024, and upon her death, title vested in her sister, Wanda Rogers, her nieces Stacy Lindsey, Julia Owens, and Melissa Wheeler, and her nephews, Doug Garrett, Brandon Garrett, and Joshua Garrett as her sole surviving heirs at law. Jo Nell Owens was not married at the time of her death.

C. The property owned by Jo Nell Owens, in Davidson County, Tennessee at the time of her death, is further described as:

Land in Davidson County, Tennessee, being unit No. 3 on the Plan of Mangum Heights, as of record in Book 2330, page 147, Register's 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 Jo Nell Owens by Warranty Deed from Janet R. Richard and husband, John Richard in record of Book 6146, page 830, of Register's Office for Davidson County. Jo Nell Owens has since died on March 26, 2024.

This is improved property known as 3725 Bakertown Road, Antioch, Tennessee 37013.

D. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

E. The Affiant had known Jo Nell Owens for over 45 years as friend (relation).

Further the Affiant Saith Not.

Larry Overton
Affiant Signature

STATE OF KENTUCKY}
COUNTY OF Warren }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Larry Overton on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at BNC, Kentucky, on this 07th day of Oct., 2024.

Nicole Calvin
Notary Public

My Commission Expires: Feb. 13, 2028

NICOLE LYNN CALVIN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP85524
My Commission Expires Feb 13, 2028

Certificate of Authenticity

I, Robert J. Notestine III, 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 10/7/24.

AFFIANT SIGNATURE

Oct. 15, 2024
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed ~~to~~ me on this 15 day of October, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

