Karen Johnson
Batch # 1195124
10/17/2024 02:38:56 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20241017-0080784

This instrument is prepared by:
Sheryl Guinn, Esq.,
215 Second Ave. North, Suite 102,
Nashville, Tennessee 37201
Phone: (615) 474-2649
Email: sherylguinnlawoffice@gmail.com

Address of New Owner	Send Tax Bills	Map & Parcel
Helen Lawson 11851 Belair Drive, Apt. 103 San Antonio, TX 78213	Helen Lawson 11851 Belair Drive, Apt. 103 San Antonio, TX 78213	105050077.00

AFFIDAVIT OF HEIRSHIP

We, Michael Matlock and Valerie Matlock whose mailing address 1423 15th Ave. South, Nashville, TN 37212 having first been duly sworn do hereby state as follows:

1. We are adult citizens and residents of Nashville, Tennessee and are over the age of majority, and are otherwise competent to give this Affidavit, and make the same from our personal knowledge.

2. We personally knew Theodore J. Lawson, the deceased, for over 35 years and we have personal knowledge of his family. Theodore J. Lawson died intestate on July 13, 2007 and was a resident of Davidson County, Tennessee at the time of his death.

3. When Theodore J. Lawson passed away, he owned an interest in certain real property located in Davidson County, Tennessee and more particularly described as follows:

> Being Lots. Nos. 15 and 16 on the Map of O.B. Hayes' Subdivision of Lot No. 49 of Rokeby Plan, as of Record in Book 421, page 22, Register's Office for said County. Said Lots Nos. 15 and 16 adjoin and front together 55 feet on the westerly side of 15th Avenue South and run back between parallel lines 150 feet to an alley.
> Being part of the property conveyed to Charles Thorn and wife Maude Thorn, by deed from Ruben M. Mills, of record in Book 767, page 236, said Register's Office.
> Being the same real property conveyed to Theodore J. Lawson and wife, Naomi B. Lawson by deed from Charles Thorn and wife, Maude Thorn, of record Document No. 00001711-0000351 in said Register's Office.
>
> This is improved property known as 1425 15th Avenue South, Nashville, TN 37212

4. Theodore J. Lawson was married to Naomi B. Lawson. On March 22, 1949 the property at 1425 15th Avenue South, Nashville, TN 37212 was conveyed to them by Warranty Deed. Theodore J. Lawson and Naomi B. Lawson had only 1 child, Theodore J. Lawson, Jr. Naomi B. Lawson predeceased Theodore J. Lawson without a will. Theodore J. Lawson is survived by his son Theodore J. Lawson, Jr. He does not have any deceased children.

The only child of Theodore J. Lawson is Theodore J. Lawson, Jr. who is over eighteen (18) years of age and constitutes the only heir-at-law for Theodore J. Lawson.

This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Annotated §30-2-712, and the Affiants acknowledge that their execution of this Affidavit is subject to and governed by the penalties set forth in Section (f) on the same statute, and that this Affidavit is not made for any fraudulent purpose.

That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further Affiants sayeth not.

Dated this 10th day of October, 2024.

Affiant- Michael Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for this State and County, Michael Matlock the within named Affiant, with whom I am personally acquainted, or proved to me (on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing Affidavit of Heirship for the purposes therein contained.

Witness my hand on this 10 day of October, 2024.

Jean Carlos Collado
Notary Public
My Commission Expires: September 5 2028

JEAN CARLOS COLLADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 5, 2028

Dated this 10th day of October, 2024

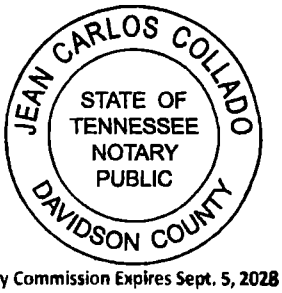
Affiant Valerie Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for this State and County, Valerie Matlock the within named Affiant, with whom I am personally acquainted, or proved to me (on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing Affidavit of Heirship for the purposes therein contained.

Witness my hand on this 10 day of October, 2024.

Jean Carlos Collado
Notary Public
My Commission Expires: September 5 2028



My Commission Expires Sept. 5, 2028