Karen Johnson Davidson County
Batch# 1195988 AFFIDAVITH
10/21/2024 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241021-0081527

This Instrument Prepared By and Return To:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212,
Phone: 615-515-3504
REF: WG-QCD-24-3264

AFFIDAVIT OF HEIRSHIP

I, Ellen Smith, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 1400 Mt. Olivet Rd Hendersonville, TN. 37075

2. That Affiant knew **Nettie Bell Watkins**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 68 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 3264 Hinkle Drive, Nashville, Tennessee 37218

4. That Decedent died on June 27, 2021, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died intestate.

6. That Decedent was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): Wendy A. Hayes, Doris C. Watkins, and Lois Y. Carter

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit

known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

Ella Smith

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Ella Smith, 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 and official seal this the 11th day of October, 2024.

Notary Public

My Commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, **Gabriel R. Lutz**, 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 **10/11/2024** (date of document).

Affiant Signature

Date **10/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **October**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027