Karen Johnson Davidson County
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA F. HULME, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **MINDY LEANNE KITTRELL,** whose mailing address is **2921 ENGLEFIELD DRIVE, RALEIGH, NORTH CAROLINA 27615**, and **COREY VITTORIO KITTRELL,** whose mailing address is **2921 ENGLEFIELD DRIVE, RALEIGH, NORTH CAROLINA 27615**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **DEBORAH ANNETTE KITTRELL**.

2. **DEBORAH ANNETTE KITTRELL** died on **June 20, 2024**, owning a parcel of real property located in Antioch, Davidson County, Tennessee, more accurately described as follows: **877 Bishopsgate Road, Antioch, Tennessee 37013 [MAP AND PARCEL:** 149 02 0B 040.00**].**

> Being Lot No. 155 on the Plan of Piccadilly Square, Phase II, a Planned Unit Development, as of record in Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Judyer F. Kittrell and wife, Deborah Annette Kittrell by deed from Charles Thomas Cavill and wife, Sandra Helen Cavill, dated November 1, 1995 of record in Book 9850, Page 85, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Debroah Utley Kittrell, by Quitclaim from Judyer Frank Kittrell, dated September 29, 2005 and recorded October 11, 2005, of record in Instrument No. 20051011-0122525, in the Register's Office for Davidson County, Tennessee, pursuant to the Final Decree of Absolute Divorce in the Eighth Circuit Court for Davidson County, Tennessee in the matter of Deborah Utley Kittrell v. Judyer Frank Kittrell, Docket No. 05D-563.

Debroah Utley Kittrell and Deborah Annette Kittrell being one and the same person.

3. **DEBORAH ANNETTE KITTRELL** was married at the time of her death to **JUDYER FRANK KITTRELL**, whose address is **877 BISHOPSGATE ROAD, ANTIOCH, TENNESSEE 37013**.

4. The decedent was survived by one adult child, **CHRISTIAN NICOLE EWIN,** whose address is **877 BISHOPSGATE ROAD, ANTIOCH, TENNESSEE 37013.**

5. The decedent had no other biological or adopted children during her lifetime.

6. As such, said spouse and child are the decedent's sole heirs at law. All above named persons are at least eighteen (18) years of age.

7. The decedent died without a Last Will and Testament. Probate of the estate of **DEBORAH ANNETTE KITTRELL** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

8. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **DEBORAH ANNETTE KITTRELL** to **CHRISTIAN NICOLE EWIN,** vested with 50% interest in said property, and **JUDYER FRANK KITTRELL,** vested with 50% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that

whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 15th day of October, 2024.

MINDY LEANNE KITTRELL,

STATE OF NORTH CAROLINA)
)
COUNTY OF Wake)

Personally, appeared before me, **MINDY LEANNE KITTRELL,**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 15th day of October, 2024.

Allia Mahmoud Heikal
Notary Public

My Commission Expires: 09/11/29.

ALLIA MAHMOUD HEIKAL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 09/11/29

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 15th day of October, 2024.

COREY VITTORIO KITTRELL

STATE OF ~~TENNESSEE~~ NC)
AmH)
COUNTY OF Wake)

Personally, appeared before me, **COREY VITTORIO KITTRELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 15th day of October, 2024.

Allia Mahmoud Heikal
Notary Public

My Commission Expires: 09/11/2029

ALLIA MAHMOUD HEIKAL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 09/11/29

Tennessee Certification of Electronic Document

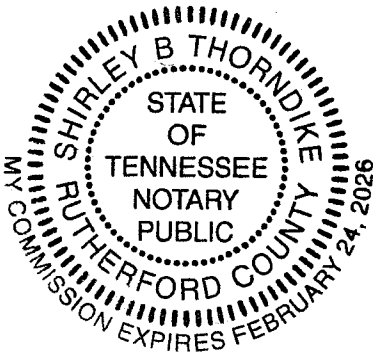
I, Jennifer Wheeler, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document.

Jennifer Wheeler
Affiant Signature

10.22.24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 22nd day of October, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 2/24/26