Karen Johnson Davidson County
Batch# 1196636 AFFIDAVITH
10/22/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241022-0082130

THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:
Joe Warnack, Jr.
3609 Old Ringgold Road
Chattanooga, TN 37412

Map–Parcel Nos.165-103
Jason Warnack
2133 Antioch Pike
Antioch, TN 37013

SEND TAX NOTICE TO:

Joe Warnack, Jr.
Jason Warnack
3609 Old Ringgold Road
Chattanooga, TN 37412

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, Daily Mollyhon (Print Affiant Name) residing at 3725 Fountain Ave Chatt TN 37412 (Affiant Address) Friend (Relationship of Affiant to Decedent) of Bobby Lee Warnack, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On August 29, 2004, Bobby Lee Warnack (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, he resided at 3654 Hamilton Church Road, Antioch, TN 37013.

4. Decedent died intestate.

5. At the time of his death, Bobby Lee Warnack, owned a 100% interest in the following described property:

Certain real estate in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 1 on the Plan of Wallace Subdivision of record in Book 5190, page 223, Register's Office for said County, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Bobby Lee Warnack from Martha Jean Dismang by Installment Deed on November 12, 1987, and recorded on June 16, 1988, Register's Office for Davidson County, Tennessee, Book 7575, Pages 171-174.

6. The Decedent was unmarried and had two children, both of whom survived him: Joe Warnack, Sr. and Jason Warnack.

7. The ownership interest owned by the deceased in the above referenced real property vested as follows: Joe Warnack, Sr. 50%, Jason Warnack 50%.

This improved property known as 3654 Hamilton Church Road, Antioch, TN 37013.

Signed this 10 day of Oct .2024.

Daily Mollyhorn
Affiant Signature

Daily Mollyhorn, Affiant
Print Affiant Name

State of Tennessee)

County of Hamilton)

Signed and sworn (or affirmed) before me on Oct. 10, 2024 by Daily Mollyhorn
Affiant Name

Amber D. Clark
Notary Public

(seal)

AMBER D. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HAMILTON

My Commission Expires: 08/25/2025

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.

CERTIFICATE OF AUTHENTICITY

I, Zhenia Carcich, 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 executed and authenticated according to law on October 10, 2024.

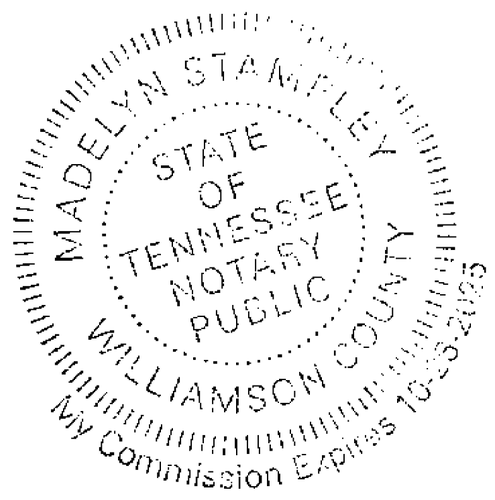
Name: Zhenia Carcich
Date: October 22, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on October 22, 2024.

Witness my hand and official seal.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2025