AFFIDAVIT OF HEIRSHIP	STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1197796
10/25/2024 09:48:37 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20241025-0082934

This Instrument Was Prepared By
Palmer Law, PLC
1201 Liberty Pike, Suite 229
Franklin, TN 37067

Address New Owner	**Send Tax Bills To:**	**Map-Parcel Numbers**
Mary Howse Napoleon Ward Vivian Martin Thomas Ward 3165 Kinwood Drive, Antioch, Tennessee 37013	Same as Owner	Map 150-9, Parcel 143

AFFIDAVIT OF HEIRSHIP

Comes the affiant, Myron Christmon, being first duly sworn according to law, and being of lawful age and a resident for at least the past 15 years of 1203 Sigler Street, Nashville, Tennessee 37203, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Louis Ward, III and Fannie S. Ward were husband and wife, respectively. They married each other on March 30, 1942.

2. Fannie S. Ward ("Mrs. Ward") died on February 26, 1998.

3. Louis Ward, III ("Mr. Ward") died on August 7, 1999.

4. Mr. Ward and Mrs. Ward are referred to collectively herein as "Decedents."

5. I have known the Decedents and their family since at least the 1970s, when I became acquainted with their son, Thomas Ward.

6. I also used to live near the Decedents. I have spent several holidays and attended several events with the Decedents and their family. When the Decedents died, I attended both of their funerals.

7. At the time of Mrs. Ward's death, Mr. Ward was Mrs. Ward's only surviving spouse.

8. The Decedents were married only once during their lifetimes, each to the other.

9. The Decedents had only four (4) children (collectively referred to hereinafter as the "Children"), whose names and addresses are as follows:

    a. Mary Howse, 2130 Lombardy Drive, Apartment 219, Clarksville, Indiana 47129;

    b. Napoleon Ward, 3165 Kinwood Drive, Antioch, Tennessee 37013;

    c. Vivian Martin, 1900 Acklen Avenue, Apartment 1501, Nashville, Tennessee 37212; and

    d. Thomas Ward, 443 Mason Tucker Drive, Smyrna, Tennessee 37167.

10. All of the Children are related to the Decedents by birth. The Decedents never gave birth to or adopted any other children.

11. At the time of Mrs. Ward's death, the Decedents were the owners of the house and lot located at 3165 Kinwood Drive, Antioch, Tennessee 37013, Map 150-9, Parcel 143, and being more particularly described in the Warranty Deed of record in Book 10486, Page 356, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. This real property is hereinafter referred to in this Affidavit as the "Property."

12. After Mrs. Ward's death, Mr. Ward owned and resided at the Property. He remained a resident at the Property until his death.

13. This Affidavit confirms the vesting of title to the Property, after Mr. Ward's death, in the Children.

14. Accordingly, the heirs of the Decedents who, by operation of law, are the current owners of all right, title, and interest in and to the Property are the Children.

15. I am not related to Decedents or the Children, so I have no interest in the Property.

Further, affiant saith not.

Myron Christmon
Myron Christmon

10-17-24
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Myron Christmon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this day, October 17, 2024.

Commission expires:

Tiffany H. Palmer
Notary Public

