This instrument is prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1198588 AFFIDAVITH
10/30/2024 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083403

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes the affiant, Ruby Clay, being first duly sworn according to law, and being of lawful age and is a resident of citizen of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity:

1. John C. Sanders ("Decedent") died on August 27, 2014.

2. The Decedent was unmarried at the time of death.

3. The Decedent was survived by the following persons:

    - Surviving Spouse: None
    - Surviving Children:
        - Deja Turner-Sanders
        - Cartez Sanders
        - Nowell Hooten-Sanders

4. Adopted Children of Decedent:
    - None

5. Deceased Children of Decedent:
    - None

6. That all persons above named are at least 18 years of age. To the best knowledge and belief of the undersigned, Decedent did NOT leave a will.

7. At the time of his death, the Decedent owned real property located at 3247 Masonwood Drive, Nashville, Tennessee 37207, and being more particularly described in deed of record in Book 9357 Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

8. This affidavit will confirm the vesting of title to the said real property located at 3247 Masonwood Drive, Nashville, Tennessee 37207, Davidson County, Tennessee, after the death of John C. Sanders in the above mentioned heirs at law.

Further, affiant saith not.

Ruby Clay _____ 10/24/24
Ruby Clay DATE

Subscribed and sworn to before me this 24th day of October, 2024.

My Commission Expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Ruby Clay, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/24/2024.

Affiant Signature

10/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

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