Karen Johnson Davidson County
Batch# 1202678 AFFIDAVITH
11/07/2024 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241107-0086887

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Hazel L. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of **September, 2024**, before me personally appeared **Frank Mosley**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of **_Davidson County**, residing at **404 Annapolis Circle, Hermitage, TN 37076.**

That Affiant was personally acquainted with **Hazel L. Gaines**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Hazel Gaines.**

That Affiant was an/a **Cousin** of the Decedent.

That Decedent died on or about **July 23, 2023** and that the decedent's place of residence and homestead at the time of death, was as follows: **1901 15th Ave N, Nashville, TN 37209,**

That Decedent was survived by the following person(s):

	Name	
Surviving Spouse:	**None**	
	Name	
Surviving Children:	**Shirley A. Gaines**	**Rogers H. Gaines, Jr.**
	Yvonne D. Martin	
	Name	
Deceased Children:	**None**	
	Name	
Adopted Children:	**None**	
	Name	
Children of Deceased or Adopted Children:	**None**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Being Lot No. 22 on the Plan of Menee's Subdivision of lot No. 8 of Thomas Woodard's Subdivision, of record in Book 161, Page 44, Register's Office for said County, Said Lot No. 22 fronts 50 feet on the west side of 15th Avenue North and extends back 119.5 feet on the north line and 118.2 feet on the south line to an alley in the rear on which it measures 50 feet more or less.

Property Address: 1901 15th Ave N, Nashville, TN 37209

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section

30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Frank Mosley - Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 19th day of September, 2024.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Individual Notary Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank Mosley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 19th date of September, 2024.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Bane, 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 9/23/2024 (date of document).

Affiant Signature

9/23/2024
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires ~~July 6, 2027~~

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY