G#37545-2
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch # 1206401 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20241119-0089381

BOX #14

AFFIDAVIT OF HEIRSHIP AND INDEMNITY AGREEMENT

ANTHONY ROMAINE FISHER

RE: 2209 Fox Avenue
Nashville, Tennessee 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned Affiant, Andrea D. Jones, being first duly sworn, deposes and says on this 11th day of October, 2024, as follows to the best of her knowledge and belief:

That Affiant, for and in consideration to induce Old Republic National Title Insurance Company and Attorneys Title Company, Inc. (hereinafter collectively referred to as "Insurer"), to perform certain closing and/or title services, makes the following statements and indemnity agreements to Insurer:

That Affiant is familiar with the family history of Anthony Romaine Fisher, deceased ("Decedent").

That said Decedent died on the 5th day of March, 2024, and that the place of residence and homestead at the time of death was as follows: 2209 Fox Avenue, Nashville, TN 37210.

That Decedent left surviving the following person(s), as heirs and otherwise interested in the estate:

Name of widow or widower:	Divorced
Children:	Keagan Jones Fisher
Adopted Children:	None living or deceased
Descendants of deceased children:	None

That Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

That all of the above are over the age of twenty-one (21) years, except the following:

Name of Minors:	None

No will of the deceased has been admitted to probate and no administration of the estate is pending.

The said Andrea D. Jones further states she is an adult resident of Franklin, Tennessee, and is aware of these facts because she is Anthony Romaine Fisher's Ex-Wife's Sister (not a blood relative of the Decedent) and knew the Decedent for many years.

This affidavit is made and delivered to evidence and establish that Keagan Jones Fisher is the sole heir of the said Anthony Romaine Fisher.

The Affidavit of Heirship was freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, for the purpose of clearing title to the above referenced property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

Andrea D. Jones

Subscribed and sworn to before me
this 11th day of October, 2024.

Notary Public

My Commission Expires: Sept 8th 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 2024.

My Commission Expires: Sept 8th 2025

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY