Karen Johnson Davidson County
Batch # 1206505 AFFIDAVITH
11/19/2024 09:59:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241119-0089527

AFFIDAVIT OF HEIRSHIP

Address New Owner:	Send Tax Bills To:	Map/Parcel No.:
Tristian Weir and Tkeya Weir 658 Moormans Arm Road Nashville, TN 37207	New Owner	59-15-175

1. My name is **Kerry Frazier** ("Affiant"). I currently reside in Davidson County, State of Tennessee. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. Clechette Y. Weir, formerly Clechette Y. Frazier, (hereinafter "Decedent") was my sister.

3. Decedent died on December 14, 2019, as a resident of Davidson County, Tennessee. ~~Her Death Certificate is attached hereto as~~ **~~Exhibit 1~~**~~. To my knowledge,~~ she ~~died without a~~ Last Will and Testament and an estate has not been opened for probate administration.

4. At the time of her passing, Decedent owned real property located at **658 Moormans Arm Road, Nashville, Tennessee 37207** (the "Property"). The Property is more fully and particularly described as follows:

> Land in Davidson County, Tennessee being Lot No. 203 on the Plan of Haynes Manor Section II, as of record in Book 3700, page 88, said Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 203 fronts 75 fee along the northwesterly margin of Moorman's Arm Road and runs back 136.3 fee on the southwesterly line and 136.7 fee on the northeasterly line to a line at the rear measuring 75 feet thereon.
>
> Being the same property conveyed to Clechette Y. Frazier by Warranty Deed from Mary Annette Frazier of record in Book 8434, Page 321, Registers Office for Davidson County, Tennessee. Said Warranty Deed being executed on August 29, 1991 and recorded on September 3, 1991.

5. The Decedent was not married at the time of her death. She was survived by her two (2) children, Tristian Weir and Tkeya Weir. Decedent had no other children, born-to or adopted by her, during her lifetime.

6. Therefore, Decedent's interest in the Property vested in fee simple absolute in Tristian Weir and Tkeya Weir, her sole heirs-at-law, immediately upon her death, pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the names of Tristian Weir and Tkeya Weir as **TENANTS IN COMMON**.

7. To my knowledge, Decedent did not receive nursing home benefits or long-term care funded by the State of Tennessee or the Bureau of TennCare.

SWORN this 13 day of November 2024.

Kerry Frazier, Affiant

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerry Frazier, 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.

Sworn to and subscribed before me, this 13 day of November 2024.

NOTARY PUBLIC

My commission expires: 5-4-2025

BRANDEE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-4-2025

THIS INSTRUMENT PREPARED BY:
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