Prepared by and return to:
D. Dylan Potter
Hardeman, Montgomery & Potter
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1206782
11/19/2024 03 44 32 PM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20241119-0089940

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Affiant, Latander Eke after first being duly sworn, states that he/she is an adult citizen and resident of Tennessee County, _____.

He/she further states that he/she is a Aunt of Sadie Frances Burns and has known the family for many years Sadie Frances Burns was married to Raymond Burns, Sr, and Raymond died intestate on January 15, 1991. Sadie Frances Burns and Raymond Burns, Sr., had seven children whose names are Raymond Burns Jr., Ronald E. Burns, Rofell Burns, Ricardo (a/k/a Racardo) Burns, Gladys Burns Davis, Carolyn L. Burns Patterson, and Reginald Leonard Burns. Raymond Burns Jr , Ronald E Burns, Rofell Burns, Ricardo Burns are still alive and well. Gladys Burns Davis died on May 24, 2014, Carolyn L Burns Patterson died August 24, 2021, and Reginald Leonard Burns died on December 9, 2020. SEE ALSO Affidavits of Heirship recorded simultaneously herewith. Sadie Frances Burns died intestate, an unmarried widow on July 8, 2006, having no other children, living, adopted or deceased In addition to those children listed above, the obituary for Sadie Frances Burns includes Rev Gerald Ogilvie, Nyketha, Reico and Marcellous, also identified as children These additional named parties are in fact not biological or adopted children, but members of her extended family or close family friends, but not her heirs at law

Sadie Frances Burns died intestate on July 8, 2006, an unmarried widow, leaving Raymond Burns Jr., Ronald E. Burns, Rofell Burns, and Ricardo Burns as her only heirs at law. Affiant is informed that all claims, including funeral expenses have been paid, and there is no probate estate to administer.

Sadie Frances Burns was the owner of certain improved residential property at 2712 Delaware Avenue, Nashville, TN 37209 (MAP & PARCEL 092-10-0-247.00).

This Affidavit of Heirship is freely given pursuant to T.C.A 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Sadie Frances Burns in Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the above referenced property.

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.

Dated this 14 day of November, 2024

FURTHER AFFIANT SAITH NOT.

Affiant

Latander Eke

STATE OF NEW YORK
COUNTY OF CLINTON

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

Sworn to and subscribed before me this 14 day of November, 2024

Notary Public Notarized online using audio-video communication

My Commission Expires: 10/25/2027

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, John Gleaves, 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 11/14/24 (date of document).

Affiant Signature
Date 11/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 05/08/28

