Karen Johnson Davidson County
Batch# 1207075 AFFIDAVITH
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This Instrument Prepared By:
Manson Johnson Conner, PLLC
1720 West End Avenue,
Suite 300
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of 4+8 NOV. 2024, personally appeared **Wendell T. Hendrix**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Nashville, Davidson County, Tennessee.

2. That Affiant is personally acquainted with **Glenda Ann Beene**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of being the father of her children.

3. At the time of Decedent's death, she was not married. That Decedent died on October 14th, 2024, and was at the time a resident of Davidson County, Tennessee;

4. That Decedent did not have any children who were adopted or predeceased her, and that Decedent was survived by the following persons who were her only biological children:

Christopher Hendrix **169 Belleaire Drive** **Palm Coast, FL 32137**	**Son**
Kristen Hendrix **4354 Dell Road** **Apt. G** **Lansing, MI 48911**	**Daughter**
Johnathan Matthews **2940 Cherry Hills Drive** **Antioch, TN 37013**	**Son**

5. That at the time of the Decedents death, she owned certain property in Davidson County Tennessee, namely 2940 Cherry Hills Drive, Antioch, Tennessee 37013 (*Parcel # 15001028400*), and more particularly known as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of the Resubdivision of Reserve

Parcels, 3, 288, and 295, Percy Priest Meadows, Section One, of record in Book 4715, page 200, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 80.00 feet on the northeasterly margin of Cherry Hills Drive and extends back 152.00 feet on the southeasterly line and 152.01 feet on the northwesterly line to a dead line in the rear, measuring 80.00 feet.

Being the same property conveyed to George H. Beene and wife, Glenda A. Beene, by Warranty Deed from Ali Shahosseini and Hamid Toloogolazari of record in Book 8130, Page 586 in the Register's Office for Davidson County, Tennessee.

George H. Beene having since died and predeceased Glenda A. Beene.

This is improved property known as 2940 Cherry Hills Drive, Antioch, Tennessee 37013.

6. That all persons above named are at least eighteen (18) years of age.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFTER BEING DULY SWORN ACCORDING TO LAW, AND UNDER THE PENALTY OF PERJURY, AFFIANT SAYETH NOT.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8 day of November 2024.

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at Davidson County, Tennessee this 8 day of November 2024.

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Rodrigo Rivas
NOTARY PUBLIC

My Commission Expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 11/08/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 11/18/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11/18/2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

