Karen Johnson
Batch # 1207733
11/21/2024 03 11 18 PM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVITH
2 pgs
20241121-0091223

This Instrument Prepared by:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

I, Mary Dean Pate, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq* , I hereby affirm the following:

1 That Cassandra Leigh Nelson (the "Decedent") died on November 4, 2023, a resident of Davidson County, Tennessee.

2. Decedent's place of residence at the time of death was 5340 Hunters Ridge, Nashville, TN 37211 (the "Property").

3. Decedent, at the time of her death, was the sole vested owner of the Property.

4. To the best of my knowledge, the Decedent did not have any unpaid debts.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6 Affiant is familiar with the family history of the Decedent.

7. Decedent died intestate and without a will.

8 The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children

9. Affiant further states that Decedent was survived at the time of her death by the following ·

Name:	**Relationship:**
Cassie Lucinda Nelson	Mother

10 Affiant is aware of these facts because she knew the Decedent for more than 50 years and is well aware of the Decedent's family history as the aunt of the decedent.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and their title underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 205 Diana Drive, Dickson, TN 37055, in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq , Tenn. Code Ann., for the purpose of clearing title to the aforementioned 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."

STATE OF Tennessee
COUNTY OF Williamson

I, Mary Dean Pate, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Mary D Pate
Affiant

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, Mary Dean Pate the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2024

Rozalin Ruth
Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY