This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 1212062 AFFIDAVITH
12/03/2024 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093915

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Keira Harlee Cook 7025 Grindstone Way Murfreesboro, TN 37129	Same	103-14-0 039.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Timothy Quinn Cook, ("Decedent") owned the real property and improvements located at 67 Brookwood Terrace, Nashville, Tennessee, and more particularly described below ("Property"), on January 23, 2023 when he died intestate in Nashville, Davidson County, Tennessee.

The Decedent's sole heir-at-law is his daughter, Keira Harlee Cook ("Ms. Cook"), pursuant to the laws of intestate succession set forth in Tenn. Code Ann. § 31-2-101 et seq. At the time of death, Ms. Cook was a minor. Decedent owned a one hundred percent (100%) undivided interest in the Property, which passed to Ms. Cook by operation of law.

Kimberly Thiry was appointed by the Seventh Circuit Court for Davidson County, Tennessee Probate Division as the legal guardian of Ms. Cook's property. Ms. Cook turned 18 on June 8, 2024, and the guardianship, docket No. 23P-608, was closed by Final Order of the Court, issued on 10/10/2024.

The Property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Hillwood Terrace, Section II, as of record in Book 3300, page 73, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Quinn Cook from Betty C. Cook by Quitclaim Deed of record in Instrument No. 20140724-0065848, Register's Office for Davidson County, Tennessee.

Being the same property referenced in the Affidavit of Heirship of record in Instrument No. 20230830-0068101, Register's Office for Davidson county, Tennessee.

This is improved real property known as 67 Brookwood Terrace, Nashville, TN, 37205.

This Affidavit of Heirship is given pursuant to Tenn. Code Ann. § 30-2-712.

Further Affiant saith not.

Keira Harlee Cook

Keira Harlee Cook

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Keira Harlee Cook, the within named heir-at-law, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 22nd day of November, 2024.

My Commission expires: Dec 19 2026

Notary Public

KATIE McNEILL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Sarah Arick, 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 November 22, 2024.

Date: 12/03/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 3, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027