Karen Johnson Davidson County
Batch# 1212865 AFFIDAVITH
12/05/2024 12:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094560

THIS INSTRUMENT PREPARED BY:
T. Drake Uselton
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

AFFIDAVIT OF HEIRSHIP

ADDRESSES OF NEW OWNERS:		SEND TAX BILLS TO:	PROPERTY ID:
Richard Gary Adams 7192 Panther Creek Rd. Christiana, TN 37037	Bryan K. West 61 Elijah Rd. Louisville, IL 62858	Richard Gary Adams 7192 Panther Creek Rd. Christiana, TN 37037	Map and Parcel: 173-09-0-A-004.00
Adam Scott West 134 Elijah Rd. Louisville, IL 62858	Heather W. Maenche 2404 Abraham Lincoln Dr. McKinney, TX 75072		
Patricia Kieffer 5300 Eagleville Pk. Eagleville, TN 37060			

Comes now the Affiant, Jessica M. Dinwiddie, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her knowledge:

1. I am over the age of eighteen (18) years and make all statements based on my knowledge of all the facts contained in this affidavit.

2. I reside at 2820 Kellner Drive, Murfreesboro, Tennessee 37128.

3. I have known Oliver Keith Adams, hereinafter referred to as "Mr. Adams", for 44 years. I am the daughter of Mr. Adams' brother, Richard Gary Adams. I would regularly see Mr. Adams, 2-3 times per year, at family events and holidays.

4. Mr. Adams passed away without a will on May 10, 2024.

5. Mr. Adams was not married and did not have any children at the time of his death.

6. Mr. Adams had three siblings: Richard Gary Adams, Patricia Kieffer, and Judy Adams West.

7. Judy Adams West predeceased Mr. Adams on October 23, 2023. Judy Adams West had three children: Bryan Kenneth West, Adam Scott West, and Heather W. Maenche.

8. At the time of his death, Mr. Adams owned a certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lenox Village, Section One, a Planned Unit Development, of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Oliver Keith Adams by Warranty Deed from Kevin A. Ragan and Trina Ragan, husband and wife, dated April 29, 2004 and recorded on May 11, 2004, of record in Instrument No. 20040511-0053563, Register's Office for Davidson County, Tennessee.
>
> Subject to Declaration of Charter, Easements, Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20020827-0103454, said Register's Office, and easements and setback lines as set forth on the above plan of record.

This is improved property known as 7105 Lenox Village Drive, Nashville, Tennessee 37211.

Further, Affiant sayeth not.

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Dated this 4th day of December, 2024.

Jessica M. Dinwiddie

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jessica M. Dinwiddie, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that the statements contained in this Affidavit are true and correct to the best of her knowledge.

Witness my hand and official seal at this the 4th of December, 2024.

My commission expires: 5-9-26

Notary Public

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity

I, **Amanda Moore**, 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 **10/04/2024**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **12/05/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/05/2024.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

