Karen Johnson Davidson County
Batch# 1217310 AFFIDAVITH
12/17/2024 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241217-0097983

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File Number: 1-23556-MC

AFFIDAVIT OF HEIRSHIP

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

I, Dion Ervin Reynonds, of RIVERSIDE County, California, 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 Harry Lee Ford, (the "Decedent") died on August 31st, 2024, a resident of Davidson County, Tennessee.

2. Decedent was the vested titleholder of real property known as 4982 Karen Ray Drive, Antioch, Tennessee 37013 (the "Property").

3. Decedent, at the time of his 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 RIVERSIDE County, in the State of California.

6. Affiant is familiar with the family history of the Decedent by reason of the following:

FRIEND OF FAMILY FOR AROUND 5-7 YRS

7. Decedent died intestate.

8. Affiant further states that Decedent was survived at the time of his death by the following:

Name:	**Relationship:**
Harry Lee Ford Jr.	Son
Marco Rolando Ford	Son

9. Affiant is aware of these facts because he/she knew the Decedent for more than 7 years and is well aware of the Decedent's family history.

10. The Decedent had no children who predeceased him. The Decedent had no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

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 4982 Karen Ray Drive, Antioch, Tennessee 37013, 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 CALIFORNIA
COUNTY OF RIVERSIDE

I, Dion Ervin Reynonds, 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.

Dion Ervin Reynonds
Dion Ervin Reynonds, Affiant

Sworn to and subscribed before me this 11 day of December, 2024.

see attached acknowledgment
Notary Public
My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, Dion Ervin Reynonds, 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 ___ day of December, 2024.

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On December 11, 2024 before me, Heather Samir Sadik, "Notary Public"
(insert name and title of the officer)

personally appeared Dion Ervin Reynolds,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HEATHER SAMIR SADIK
COMM #2400315
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires April 10, 2026

Signature Heather Sadik (Seal)

Certificate of Authenticity

I, Linzie Hahn, 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 12/11/24.

Date

L Hahn

Affiant Signature

12/11/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 11th day of December, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

