This instrument was prepared by:
Cook Tillman Law Group
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER(S):

TRACY PEARSON
2524 MULLINSWOOD RD
SHELBYVILLE, TN 37160

ROGER PEARSON
210 COTTAGE RD.
FLORENCE, AL 35630

Karen Johnson Davidson County
Batch# 1218491 AFFIDAVITH
12/20/2024 07:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241220-0098883

SEND TAX NOTICES TO:

TRACY PEARSON
2524 MULLINSWOOD RD
SHELBYVILLE, TN 37160

MAP AND PARCEL NUMBER: 103-15-0B-033.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Bedford

The undersigned, being duly sworn, deposes and says:

1. My full name is Teresa Pearson. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 2524 Mullinswood Road, Shelbyville, TN 37160.

3. I have personal knowledge of the matters stated in this Affidavit; I am a sister-in-law of the decedent, Susan P. Chambers.

4. Susan P. Chambers died on November 29, 2024, while residing in Davidson County, Tennessee.

5. Susan P. Chambers died intestate. An intestate probate estate is being administered in a proceeding supervised by the Probate Court for Davidson County under Matter Number 24P-2538.

6. The real property to which this Affidavit applies is located at 4487 Post Place, Unit 33, Nashville, Davidson County, Tennessee 37205 (the "Real Property"), more fully described as:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Susan P. Chambers from Steven E. Clifton and Sharon M. Clifton, Trustees of the Clifton Revocable Living Trust, dated March 22, 2018; by Warranty Deed dated June 20, 2018, of record in Instrument No. 20180627-0061975, Register's Office for Davidson County, Tennessee.

7. Facts pertinent to determine who is legally entitled to the estate of the decedent at the time of the decedent's death are:

   a. Susan P. Chambers was unmarried to at the time of her death and had no children at her passing.

   b. Susan P. Chambers' parents predeceased her.

   c. Susan P. Chambers had two brothers, namely Tracy Pearson and Roger Pearson.

   d. As a result, Tracy Pearson and Roger Pearson now each own one-half (1/2) of the property as Tenants in Common.

Signed this 18th day of Dec., 2024.

Teresa Pearson, Affiant

Sworn to and subscribed before me by Teresa Pearsons this 18th day of December, 2024.

Notary Public

My Commission expires: Oct. 11, 2027

MADISON HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. OCT. 11, 2027

CERTIFICATE OF AUTHENTICITY

I, **Alexander S. Fasching,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on Dec. 18, 2024 and authenticated according to law on December 19, 2024.

Affiant Signature

Dated: December 19, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

My Commission Expires: 6-17-2028

Notary's Seal:

