DOCUMENT PREPARED BY:
Lackey | McDonald, PLLC
H. Julianne Lackey Angelova
1608 17th Ave. S.
Nashville, Tennessee 37212
(615) 455-5033
hjlackey@lackeypllc.com

Karen Johnson Davidson County
Batch# 1224197 AFFIDAVITH
01/07/2025 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001383

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Shelby)

I, Kathy Ann Douglas, hereinafter referred to as "Affiant", being duly sworn, makes oath as follows:

1. That Affiant presently resides at 3101 Madeline Circle, Memphis, Tennessee 38127.

2. That Affiant personally knew Beverly C. Fizer, deceased, hereinafter referred to as "Decedent" for approximately forty-seven (47) years, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at the date of death said Decedent, the Decedent owned an interest in the following described real estate in Davidson County, Tennessee (see Exhibit A).

4. The Decedent died on November 1, 2024 and was a resident of Davidson County, Tennessee. She was married to Ernest Porter at the time of her death and had three adult children, Chantal Hill, Juan Johnson, and Frank Johnson, Jr.

5. Decedent died intestate and her estate was not probated.

6. The sole Heirs-at-Law at the time of her death were Ernest Porter, Chantal Hill, Juan Johnson, and Frank Johnson, Jr., and had no predeceased children.

FURTHER AFFIANT SAITH NOT.

Kathy Ann Douglas

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, a Notary Public, in and for the State of Tennessee, personally appeared the within named Affiant, Kathy Ann Douglas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at Millington, Tennessee in Shelby County this the 31 day of December, 2024.

Notary Public
Printed Name: Jon A. Guirl

My Commission Expires: 9/16/2028

JON A. GUIRL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT A

TWO tracts of land in Davidson County, Tennessee, being parts of Lots Nos. 156 and 157 on the Plan of D.T. McGavock's Addition, of record in Book 10, Page 606, et seq., of the Register's Office for said County, and described according to a survey made by E.R. Southgate, Surveyor, November 27, 1945, as follows:

Tract 1:
Beginning at a point on the northerly margin of Jefferson Street 30 feet east of the northeast corner of said Street and 11th Avenue North; thence easterly, along the north margin of said Street, 90 feet to a post; thence northerly along a fence 92 feet 8 inches to a stake in the south margin of a private alley; thence easterly, along the south margin of said alley, 35 feet to a stake; thence northerly 80 feet 6 inches to an iron pin in the south margin of Madison Street and 11th Avenue North, 83 feet 8 inches to a stake; thence easterly 30 feet to a stake in a fence line; thence southerly along said fence line, 95 feet to the beginning.

Tract 2:
Said part of Lot No. 157 fronts 30 feet on the northerly side of Jefferson Street and runs back between parallel lines, with the easterly margin of 11th Avenue North, formerly Fillmore Street, 100 feet more or less, to a private alley.

Being the same property conveyed to Clark E. Fizer by deed from Mary E. Carrethers Seals, of record in Book 10783, Page 685, and as re-recorded in Book 10801, Page 149, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Pamela M Fizer, Beverly C. Fizer, Terrence L. Fizer, Perran E. Fizer, and Katresa V. Thompson Fizer by Affidavit of Inheritance from Katresa V. Thomson Fizer, Executrix of the Estate of Clark E. Fizer, Sr. of record in Instrument No. 20170209-0013781 in said Register's Office for Davidson County, Tennessee on the 9th day of February, 2017. Being the same property whose interest of Pamela M. Fizer was conveyed to Jamar Fizer and Timothy Fizer by Affidavit of Heirship bearing Instrument No. 20240112-0002811, Register's Office for Davidson County, Tennessee.

This property is known as 1102 – 1108 Jefferson Street, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, H. Julianne Lackey Angelova, Esq., 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 December 31, 2024.

Affiant Signature

Date: January 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 7th day of January, 2025.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

