THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 1228464 AFFIDAVITH
01/21/2025 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004402

AFFIDAVIT OF HEIRSHIP

The undersigned, Affiant, **VICTOR LEONOR**, a resident of Wilson County, Tennessee, being first duly sworn and according to law, being of lawful age and having known the Decedent during her lifetime as a family friend and not a relative of lineal decent and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby deposes and swears to the following on her own free will and based upon personal knowledge and familiarity:

1. The said **EVELYN CID ACOSTA** died intestate on 02/18/20204 and was a resident of Davidson County, Tennessee (the "Decedent").

2. The Decedent was a single person at time of death having never married and never having any children born to her or adopted by her.

3. The Decedent was pre-deceased by her natural parents and was survived by three (3) natural siblings, to wit: **PAULO ACOSTA, MABEL HOFFMAN, AND ALFREDO ACOSTA.** The said **ALFREDO ACOSTA** having since died and being survived by his spouse, **BERNADETTE ACOSTA,** and his only children born to him or adopted by him, **ALFREDO ACOSTA, JR. and MARIDOL ACOSTA GUILLEN,** all living. The Decedent was pre-deceased by a sibling, **FELICITAS ACOSTA PENA**, who died never having any children born to her or adopted by her. **PAULO ACOSTA** and **MABEL HOFFMAN** are living as of the date of this Affidavit of heirship.

4. This Affidavit is being provided to clarify title to all real property **EVELYN CID ACOSTA** and **ALFREDO ACOSTA** may have had interest in at the time of their death, including but not exclusive to the property commonly known as: 503 Linda Lane, Madison, Davidson County, Tennessee 37115 and being more particularly described in Book 11032, Page 115, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that her execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

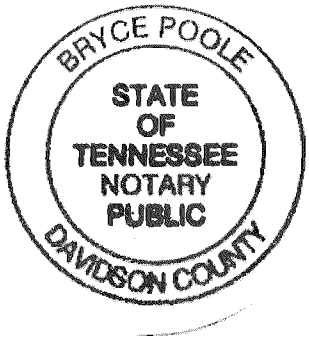
8. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further, Affiant saith not.

VICTOR LEONOR, Affiant

[Signature page to follow and the remainder of this page is intentionally left blank.]

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2025.



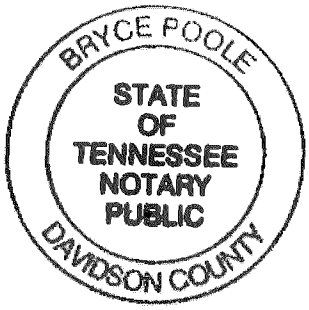
NOTARY PUBLIC

My Commission Expires: 11-08-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, **VICTOR LEONOR**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of January, 2025.



NOTARY PUBLIC

My Commission Expires: 11-08-2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **01/20/2025** [DATE].

AFFIANT SIGNATURE

01/21/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **21st** day of **January**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

