Karen Johnson Davidson County
Batch# 1232637 AFFIDAVITH
01/31/2025 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007532

This Instrument Prepared by:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211
From Information Furnished by the Parties

AFFIDAVIT OF HEIRSHIP RE JAMES L. SPRINGER, JR.

STATE OF TENNESSEE)
COUNTY OF Coffee)

COMES MAKEYTA LOVE, Affiant herein who, after being first duly sworn according to law, deposes and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and has personal knowledge of the facts as herein stated.

2. That Affiant was a friend to and family acquaintance of James L. Springer, Jr., Decedent, since 2016.

3. That Decedent died intestate on/about February 18, 2021.

4. That Decedent was survived by his spouse, Annice Springer.

5. That Decedent had no issue, natural or adopted, predeceased or surviving.

6. That at the time of his death, Decedent had an interest in certain real property bearing the street address of 4617 Saunders Avenue, Nashville, TN 37216.

7. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony. T.C.A. Section 30-2-712 (2).

8. That Affiants fully understand that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiants hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT SAITH NOT.

Witness my/our hand and seal on this, the 6th day of January, 2025.

Makeyta Love
MAKEYTA LOVE

Sworn to and subscribed before me this 6th day of January, 2025.

My commission expires: 11/21/2027 Gwyneth Paige Powell
NOTARY PUBLIC

GWYNETH PAIGE POWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Commission Expires Nov. 21, 2027

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Makeyta Love, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of January, 2025.

My commission expires: 11/21/2027 Gwyneth Paige Powell
NOTARY PUBLIC

GWYNETH PAIGE POWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Commission Expires Nov. 21, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/16/25 (date of document).

Jennifer Russell
Affiant Signature

1/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

