Karen Johnson Davidson County
Batch# 1232723 AFFIDAVITH
01/31/2025 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007646

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Irene Scruggs

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of **January, 2025**, before me personally appeared **Juanita Moore**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson **County**, residing at 1515 Mohawk Trl, Madison TN 37115.

That Affiant was personally acquainted with **Irene Scruggs**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Irene D. Scruggs, Irene Scruggs-Midgett.**

That Affiant was an/a **Step-Daughter** of the Decedent.

That Decedent died on or about **December 24, 2022** and that the decedent's place of residence and homestead at the time of death, was as follows: ,

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**

	Name
Surviving Children:	**Max W Scruggs, Jr.** **Afi Scruggs** **Jennifer Woods**

***I, Juanita Moore am listed as her daughter in her published obituary. However, I am not her biological child. Nor was I adopted by her.**

	Name
Deceased Children:	**None**

	Name
Adopted Children:	**None**

	Name
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Being Lot No. 5 on the Plan of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding's Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Property Address: 2403 Buchanan St., Nashville, TN 37208

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite 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(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Juanita Moore

Juanita Moore - Affiant

Notarized online using audio-video communication

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Subscribed and sworn to before me this 29th day of **January, 2025.**

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me (via audio/video communication), the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Juanita Moore** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 29th date of **January, 2025.**

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Tax Parcel No.: **08110036700**

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly Mason, 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 1/29/25.

Affiant Signature

1/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of January, 20 25

Notary's Signature

(Notarial Seal)

JACQUELINE G BREW
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25