Karen Johnson
Batch # 1237636
02/14/2025 09:01:27 AM
Fees: $17.00 Taxes: $0.00
20250214-0011201
Davidson County
AFFIDAVITH
3 pgs

THIS INSTRUMENT PREPARED BY:
DONIELLE M. BEATY, ESQ.
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE:
DESIRAE DALE
3228 EMERSON STREET
FLINT, MI 48504

SEND TAX NOTICES TO:
DESIRAE DALE
3228 EMERSON STREET
FLINT, MI 48504

MAP & PARCEL:
072-12-0 196.00 15DZ 56255

LEGAL REFERENCE NUMBER:
00006653-0000834

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of Feb., 2025, before me personally appeared Caleb Beasley, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Jennifer Ruth Dale,** ("Decedent") died at age 60 on October 19, 2024. At the time of her death, Decedent resided at 1221 Tuckahoe Dr., Nashville, TN 37207. The Affiant makes oath as follows:

1. My full name is Caleb Beasley ("Affiant").
2. I reside at 1819 Elizabeth Rd Nashville, TN 37218.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Jennifer Ruth Dale ("Decedent") are:

She is a family friend.

5. The Decedent was widowed at the time of her death.
6. The Decedent had one (1) child in her lifetime. They are:
   a. Daughter, Desirae Dale, 1221 Tuckahoe Dr., Nashville, TN 37207.
7. The above-named child is over the age of eighteen (18) years.
8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.
9. The Decedent died in Nashville, Davidson County, Tennessee on October 19, 2024.

10. The real property to which this Affidavit applies is located at 1221 Tuckahoe Dr., Nashville, Davidson County, Tennessee 37207 and is more fully described as:

BEING Lot No. 138 on the Plan of Bellshire Terrace, Section 1, Phase 1, as shown by plat of record in Play Book 6250, page 132, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer Rule Dale by Warranty Deed from Leonora K. Brown in Instrument No. 20061122-0144993, filed for record on 11/22/2006, Register's Office for said County.

Subject to all matters as set for per Plat Book 6250, page 132, and Master Deed in Instrument No. 200512080147658, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6983, Page 900, Register's Office for said County.

Restrictions as shown of record in Book 6379, Page 764, Book 6877, page 53, and Book 7383, Page 863, Register's Office for said County.

11. At the time of Decedent's death, the Decedent resided at 1221 Tuckahoe Dr., Nashville, Davidson County, Tennessee 37207.

12. The Decedent did not leave a Last Will and Testament.

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to her heir, Desirae Dale.

15. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Signed this 10th day of Feb., 2025.

Caleb Beasley
Affiant

Sworn to and subscribed before me by Caleb Beasley, ("Affiant") on this 10 day of February 2025.

HEATHER D. CRAIG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

Notary Public

My Commission expires: 7/7/2027

Individual Notary Acknowledgement

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Caleb Beasley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 10 date of February, **2025.**

Heather D Crocker
Notary Public

My Commission Expires: 7/7/2027

HEATHER D. CROCKER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY