Karen Johnson Davidson County
Batch# 1238743 AFFIDAVITH
02/20/2025 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012112

This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date:	Property: 4305 W Hamilton Rd. Nashville TN 37218
File No.: LLG-2024	

DEBORAH RICE SHELBOURNE, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of **Davidson** County, Tennessee, residing at **4452 Enchanted Circle Nashville TN 37218.**

2. That Affiant personally knew **Frances B. Garrison**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: **Shayla's mentor and fellow church member for over 30 years.**

3. That Affiant personally knew the Decedent for **36** years.

4. At the time of death, decedent was [x] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held a **100%** undivided interest in the following described real estate in **DAVIDSON** County, Tennessee:

BEING LOT NO. 30 ON THE PLAN OF GOLD KEY ADDITION, SECTION 1, OF RECORD IN BOOK 4675, PAGES 14 AND 15, REGISTER"S OFFICE FOR SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE, AT THE COMMON CORNERS OF LOTS 30 AND 31; THENCE LEAVING SAID DRIVE WITH THE LINE BETWEEN SAID LOTS IN A SOUTHERLY DIRECTION 150.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF LOT NO. 5, THENCE WITH LINE BETWEEN LOTS 5 AND 30 IN AN EASTERLY DIRECTION 120.0 FEET A POINT IN THE WEST MARGIN OF WEST HAMILTON ROAD; THENCE WITH SAID ROAD, 1IN A NORTHERLY DIRECTION 125.0 FEEET TO A CONCRETE MONUMENT IN THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE A DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE; THENCE WITH SAID DRIVE IN A WESTERLY DIRECTION 95.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANCES B. GARRISON BY SUBSTITUTE TRUSTEE'S DEED FROM ROBERT M. WILSON, JR., SUBSTITUTE TRUSTEE, DATED FEBRUARY 28, 1997, AND RECORDED MARCH 11, 1997, OF RECORD IN BOOK 10376 PAGE 531, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: **4305 W. Hamilton Rd., Nashville, TN 37218.**

7. That Decedent died on **September 8, 2008,** and was at the time a resident of **4305 W. Hamilton Rd., Nashville, TN 37218, Davidson** County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

LaNitra Frederika Garrison

Shayla Francesca Garrison

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

LaNitra Frederika Garrison

Shayla Francesca Garrison

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

LaNitra Frederika Garrison

Shayla Francesca Garrison

11. Additional information, if any, either known or understood to be true by Affiant:

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 15 day of February, 2025.

Deborah Rice Shelbourne

DEBORAH RICE SHELBOURNE, Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 15th day of February, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

202502200012112

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 18. 2025.

Affiant Signature

18th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

