This instrument prepared by:
Mockingbird Title & Escrow Services, LLC
611 Woodland Avenue
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1240633 AFFIDAVITH
02/25/2025 02:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250225-0014011

AFFIDAVIT OF HEIRSHIP RE: JACQUELINE WATKINS

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6 day of FEB, 2025, before me personally appeared Jeff Frame, "Affiant", who having been duly sworn, deposes and says:

That he is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at 1310 Litton Avenue, Nashville, Tennessee 37216; and

That he is a long-time friend of more than 15 years of the family of Jacqueline Watkins, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about November 19, 2024, a resident of Davidson County, Tennessee, residing at 1221A Katie Avenue, Nashville, TN 37207; and

That Decedent was divorced at the time of her death; and

That Decedent was survived by her son, Darin Gassaway, Decedent's only biological or adopted children; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by First American Title Insurance Company in the issuance of its title policy covering the premises described as follows:

BEING LOT NO.78B ON THE PLAN OF J.B. HAYNIE'S CUMBERLAND HEIGHTS, ZONE LOT DIVISION, LOTS 78 AND 80, AS OF RECORD IN PLAT BOOK 6200, PAGE 537, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAQUELINE WATKINS BY DEED FROM JACQUELINE WATKINS AND DARIN GASSAWAY, OF RECORD IN INSTRUMENT NO. 20180403-0031260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Further, Affiant sayeth not.

6 FEB 2025 (L.S.)
Jeff Frame

SUBSCRIBED AND SWORN TO before me this 6th day of February, 2025.

Notary Public

My Commission Expires: Nov 8th, 2028

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jeff Frame, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **he/she** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 6th day of February, 2025.

Notary Public

My Commission Expires: Nov 8th, 2028

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 February 6, 2025.

February 24, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 24 day of February, 2025.

Notary Public:

My Commission Expires: 7.6.26