Karen Johnson Davidson County
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **MANUEL P. DEDEAUX, III,** whose mailing address is 115 Hewitt Street Summerville, South Carolina 29486, and **JESSICA DEDEAUX,** whose mailing address is 13973 Quinton Cove, Gulfport, Mississippi 39503.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712, being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history of **IRIS ANNETTE DEDEAUX-WASHINGTON** and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **IRIS ANNETTE DEDEAUX-WASHINGTON**.

2. **IRIS ANNETTE DEDEAUX-WASHINGTON** [aka **IRIS A. DEDEAUX**] died intestate on October 31, 2023.

3. **IRIS ANNETTE DEDEAUX-WASHINGTON** was married at the time of her death to **DOUGLAS WASHINGTON**.

4. The decedent was survived by two adult children: **TURQUOISE CHEVONNE CARNEY** and **JOEDE CARNEY.**

5. The decedent had no other adopted or biological children born during her lifetime.

6. **DOUGLAS WASHINGTON** was appointed Administrator of the Estate of **IRIS ANNETTE DEDEAUX-WASHINGTON**, deceased, by Order filed March 15, 2024, in the Chancery Court for Sumner County in the State of Tennessee, Estate No. 24PR-49.

7. At the time of **IRIS ANNETTE DEDEAUX-WASHINGTON**'s death, she owned a parcel of real property located in Nashville, Davidson County, Tennessee, **163 Bell Road, Villa 18, Nashville, Tennessee 37217 [Map and Parcel: 136-13-0B-018.00]**, more particularly described as follows:

> A parcel of land in Davidson County, Tennessee, Being Unit No. 18 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro, A Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Iris A. Dedeaux, a single woman, by Warranty Deed from David J. Waynick, and wife, Rebecca R. Waynick, dated May 20, 2021, and recorded May 25, 2021, of record in Instrument No. 20210525-0070412, in the Register's Office for Davidson County, Tennessee.

8. This affidavit will confirm the vesting of title to the above referenced realty located at **163 Bell Road, Villa 18, Nashville, Tennessee 37217**, after the death of **IRIS ANNETTE DEDEAUX-WASHINGTON**, in **DOUGLAS WASHINGTON, TURQUOISE CHEVONNE CARNEY and JOEDE CARNEY**, in fee simple.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the ___ day of 10/23, 2024.

MANUEL P. DEDEAUX, III

STATE OF South Carolina)
)
COUNTY OF Berkeley)

Personally, appeared before me, **MANUEL P. DEDEAUX, III**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 23 day, October, 2024.

Megan M. Sawyer
Notary Public

My Commission Expires: June 6, 2034.

MEGAN M. SAWYER
NOTARY PUBLIC
My Comm. Exp. Jun 6, 2034
STATE OF SOUTH CAROLINA

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 28 day of October, 2024.

JESSICA DEDEAUX

STATE OF MISSISSIPPI :
:
COUNTY OF Harrison :

Personally, appeared before me, **JESSICA DEDEAUX**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 28 day, October, 2024.

Notary Public

My Commission Expires: 03/22/2026.

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID#123411
SUSAN MARIE KOSTMAYER
Commission Expires
March 22, 2026
HARRISON COUNTY

Certificate of Authenticity

I, Thomas W. Steelman, 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 10/23/2024.

Date

Affiant Signature

3/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Notary's Signature

My Commission Expires: 1/28/26

Date

Notary's Seal (if on paper)

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026