Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
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Karen Johnson Davidson County
Batch# 1244991 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20250310-0017918

AFFIDAVIT OF HEIRSHIP
as to
Jose Juan Sanchez Vargas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, **2025**, before me personally appeared Gloria Lynn Sanchez, "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Jose Juan Sanchez Vargas, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: Daughter

That Decedent died on or about 10/15/2024, and that the Decedent's place of residence and homestead at the time of death, was as follows: 1425 Shelton Ave Nash TN 37210

That as of 10/15/2024, Decedent was survived by the following person(s):

Surviving Parent(s)	**None**	
Surviving Spouse:	**None**	
	Name	Address
Surviving Children:	**Gloria Lynn Sanchez**	158 Tuscumbia Nash TN 37013
	Maria Araceli Sanchez	543 Brentwood Circle Clarksville TN 37042
	Christian Manuel Sanchez	311 Carter St Nash TN 37210
	Jose J. Sanchez, Jr.	301 Mark Spitz Dr Clarksville TN 37042
	Name	Address
Deceased Children:	**N/A**	
	Name	Address
Adopted Children:	**N/A**	
	Name	Address
Children of Deceased or Adopted Children:	**N/A**	

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:

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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREOM

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.

Further the Affiant sayeth not.

Gloria Lynn Sanchez - Affiant

Address of Affiant:
158 Tusculum RD
Antioch TN 37013

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Lynn Sanchez, the within in named Affiant, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 7th date of March, 2025.

Notary Public

My Commission Expires: 1/28/26

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 35 of Block "A" on the Plan of Inglewood Golf Club Subdivision as of record in Book 843, Page 65, Register's Office for said County.

SAID Lot No. 35 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines, 200 feet to a dead line.

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 03/07/2025 (date of document).

Affiant Signature

03/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of March, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY