Karen Johnson Davidson County
Batch# 1245881 AFFIDAVITH
03/11/2025 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018439

Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
1164 Nashville Pike
Gallatin, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Derek Ryan Toews

STATE OF Virginia
City/COUNTY OF Lynchburg / Campbell

On this 4th day of **February, 2024**, before me personally appeared Melody Albert "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 Derek Ryan Toews "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: friend of the family.

That Decedent died on or about December 27, 2024 and that the Decedent's place of residence and homestead at the time of death, was as follows: 5361 Skip Jack Drive Antioch, Tennessee 37013

That as of November December 27, 2024 (date of death), Decedent was survived by the following person(s):

Surviving Spouse: **NONE**

	Name	Address
Surviving Children:	**NONE**	
	Name	Address
Deceased Children:	**NONE**	
	Name	Address
Adopted Children:	**NONE**	
	Name	Address
Parents:	**Kenneth Toews**	**206 Sunrise Drive Forest, VA 24551**
	Vicki Toews	**206 Sunrise Drive Forest, VA 24551**

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: NONE

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"

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.

Melody Albert - Affiant
Melody Albert

Address of Affiant:
1501 Brookville Circle
Lynchburg, VA 24502

STATE OF Virginia
City/ COUNTY OF Lynchburg / County of Campbell

Subscribed and sworn to before me this 4th day of **February, 2025.**

Melanie W. Moore #204847
Notary Public

My Commission Expires: November 30, 2027

MELANIE W. MOORE
NOTARY PUBLIC
REG. #204847
MY COMMISSION EXPIRES
11/30/2027
COMMONWEALTH OF VIRGINIA

Individual Notary Acknowledgement

~~STATE OF TENNESSEE~~
~~COUNTY OF SUMNER~~ State of Virginia
City of Lynchburg / County of Campbell

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melody Albert 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 4th date of **February, 2025.**

Melanie W. Moore #204847
Notary Public

My Commission Expires: November 30, 2027

MELANIE W. MOORE
NOTARY PUBLIC
REG. #204847
MY COMMISSION EXPIRES
11/30/2027
COMMONWEALTH OF VIRGINIA

Tax Parcel No.: 151 09 0B 246.00

Mail Tax Bills to: Property Address

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 209 on the plan of Lakeside Cove at Percy Priest, Phase 4, plat of record in Instrument Number 20070607-0068360, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Derek R. Toews, an unmarried person by Quit Claim Deed dated January 11, 2011 from Derek R. Toews, unmarried and Kenneth and Vicki L. Toews, husband and wife, recorded in Instrument No. 20110128-0007733, in the Register's Office of Davidson County, Tennessee.

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 2/4/25 (date of document).

Affiant Signature

2/4/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 4th day of February, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503110018439