Karen Johnson Davidson County
Batch # 1247756 AFFIDAVITH
03/19/2025 08 49 59 AM 2 pgs
Fees $12 00 Taxes $0 00
20250319-0019336

This Instrument Prepared By and Return To
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone (615)383-2903
REF DM-IS-23-3417-1

AFFIDAVIT OF HEIRSHIP

I, **Marcquez A. James**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address. **417 Monticello Ave., Madison, TN 37115**

2. That Affiant knew **Tawana S. Wilson**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 36 years.

That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee:

1290 Goodmorning Dr.,Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 45, on the Final Plat, Section Two, Vantage Pointe (formerly North Forty) "a Cluster Lot Subdivision", as shown by plat appearing of record in Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

719 Joseph Ave., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Townwood Homes, Section I of record in Plat Book 3106, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

3. That Decedent died on July 29, 2022, and was at that time a resident of Davidson County, State of Tennessee.

4. That Decedent died intestate.

5. That Decedent was survived by the following persons:

   Surviving Spouse: None

Surviving Children (adopted, natural born, legitimate or illegitimate): Brandon Jones, Timia Wilson, and Eric Jones

Deceased Children (adopted, natural born, legitimate or illegitimate). None

Children of Deceased Children (adopted, natural born, legitimate or illegitimate) None

6. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C A. Section 30-2-712 (2).

7. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

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

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FURTHER AFFIANT SAITH NOT.

Marcquez A. James

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Marcquez A. James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 13 day of March, 2025.

Notary Public

My Commission expires: _____

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028