Karen Johnson Davidson County
Batch# 1248183 AFFIDAVITH
03/19/2025 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019932

This Instrument Prepared By and Return To:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212,
Phone: 615-383-2903
REF: WG-QCD-25-3838

AFFIDAVIT OF HEIRSHIP

I, Onuekwuluwa Nwani, 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: 655 Moormans Arm Rd NashvilleTN 37207

2. That Affiant knew **Juanita E. Sykes**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following: 40 Plus Years

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 40+ years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 3838 Cravath Drive, Nashville, Tennessee 37207

4. That Decedent died on March 31, 2011, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died intestate.

6. That Decedent was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): James Elbert Sykes and Samuel Douglass Sykes

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

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

7. 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).

8. 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.

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

FURTHER AFFIANT SAITH NOT.

Onuckwuluwa Nwani

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, Onuckwuluwa Nwani, 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 17 day of March, 2025.

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

Notary Public

My Commission expires: _____

I, **Gabriel R. Lutz**, 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 **3/17/2025** (date of document).

Affiant Signature

Date **3/17/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **March**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027