This instrument is prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1248196 AFFIDAVITH
03/19/2025 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019949

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

Comes the affiant, Denise Turner, being first duly sworn according to law, and being of lawful age and is a resident of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity:

1. John C. Sanders ("Decedent") died on August 27, 2014.

2. The Decedent was unmarried at the time of death.

3. The Decedent was survived by the following persons:

   - Surviving Spouse: None
   - Surviving Children:
     - Deja Turner-Sanders
     - Cartez Sanders
     - Nowell Hooten-Sanders
     - Christopher Stanton A.K.A. Chris Sanders

4. Adopted Children of Decedent:
   - None

5. Deceased Children of Decedent:
   - None

6. That all persons above named are at least 18 years of age. To the best knowledge and belief of the undersigned, Decedent did NOT leave a will.

7. At the time of his death, the Decedent owned real property located at 3247 Masonwood Drive, Nashville, Tennessee 37207, and being more particularly described in deed of record in Book 9357 Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

8. This affidavit will confirm the vesting of title to the said real property located at 3247 Masonwood Drive, Nashville, Tennessee 37207, Davidson County, Tennessee, after the death of John C. Sanders in the above mentioned heirs at law.

9. This affidavit will also serve to correct the Affidavit of Heirship recorded on October 30, 2024, of record in Instrument Number 20241030-0083403, said Register's Office. Said Affidavit of Heirship did not include Christopher Stanton A.K.A. Chris Sanders as a surviving child of the Decedent. However, the undersigned hereby swears that Christopher Stanton A.K.A. Chris Sanders was a surviving child of Decedent along with Deja Turner-Sanders, Cartez Sanders, and Nowell Hooten-Sanders.

Further, affiant saith not.

By: Denise Turner 3-11-2025
DATE

Subscribed and sworn to before me this 11 th day of March, 2025.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Denise Turner, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/11/2025.

Affiant Signature

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY