Karen Johnson Davidson County
Batch# 1248760 AFFIDAVITH
03/20/2025 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250320-0020864

THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY WESSLEY INSCOE, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **JOHN RASKA**, whose mailing address is 2581 EWELL ELLIOTT RD., SPRINGFIELD, TN 37172, and **DAWN QUESENBERRY**, whose mailing address is 4169 SCHOCHOH RD., ADAIRVILLE, KY 42202.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history of **JAMES O. FUQUA, JR.**, and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of JAMES O. FUQUA, JR.

2. JAMES O. FUQUA, JR., died intestate on MAY 31, 2024.

3. JAMES O. FUQUA, JR., was unmarried at the time of his death.

4. JAMES O. FUQUA, JR., had no adopted or biological children born during his lifetime.

5. **LINDA RASKA** was appointed Administrator of the Estate of JAMES O. FUQUA, JR., deceased, by an Order Granting Petition to Open Intestate Estate and Appoint Administrator, filed June 25, 2024, and ordered and signed on July 01, 2024, in the Seventh Circuit Court for Davidson County, Tennessee, Estate No. 24P-1324.

6. At the time of his death, JAMES O. FUQUA, JR., owned a parcel of real property located in Goodlettsville, Davidson County, Tennessee, as follows: **7940 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN 37072 [MAP D PARCEL: 012-00-0-028.00 and 012-00-0-**

029.00].

LAND in the 10th, formerly the 20th Civil District of said county, about (2 1/2) miles North of village of Goodlettsville, known as the Henry and Jane Patton Home Place, and described according to survey made October 19th, 1933, by R. W. Webber, Surveyor, as follows:

BEGINNING at a fence post on the northeasterly side of the Nashville and Springfield Turn Pike Road, Marshall Draper's southwesterly corner; thence north 57-1/2 degrees east, with his southeastern boundary line, 14.36 poles, more or less, to a brace post in the New Baker Hill right of way fence of the Henderson Division of the Louisville & Nashville Railroad; thence South 8 degrees east with said fence, 9.56 poles, more or less, to the Nashville & Springfield Turnpike Road, and thence North 33-1/2 degrees west, with the northeasterly side of the road, 7 poles, more or less, to the beginning, containing .58 of an acre, more or less.

BEING the same property conveyed to JAMES O. FUQUA, JR., (1/3 share) (now deceased), LINDA J. FUQUA (1/3 share) (now known as LINDA J. RASKA), and THOMAS L. FUQUA (1/3 share) (now deceased), from JAMES O. FUQUA, JR., by quitclaim deed executed on August 25, 1998, and recorded on August 31, 1998, in Book 11088, Page 243, in the Register's Office for Davidson County, Tennessee.

THE said THOMAS L. FUQUA died in August 1999, leaving his brother, JAMES O. FUQUA, JR., and his sister, LINDA J. FUQUA (now known as LINDA J. RASKA), as his only heirs-at-law, with each then owning a 1/2 share in the concerned real estate. An Affidavit of Heirship regarding the heirs of THOMAS L. FUQUA was recorded on the 19th day of March, 2025, as Instrument No. 20250319-0019613, in the Register's Office for Davidson County, Tennessee.

7. This affidavit will confirm the vesting of title to the above referenced realty located at 7940 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN 37072, after the death of JAMES O. FUQUA, JR., in LINDA RASKA (formerly known as LINDA J. FUQUA), in fee simple.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 14 day of February, 2025.

JOHN RASKA

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

Personally, appeared before me, **JOHN RASKA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand this 14th day of February, 2025.

Notary Public

My Commission Expires: 7/7/2025

NICHOLE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 10th day of March, 2025.

Dawn Quesenberry

DAWN QUESENBERRY

STATE OF KENTUCKY)
)
COUNTY OF LOGAN)

Personally, appeared before me, **DAWN QUESENBERRY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand this 10th day of March, 2025.

Myra B. Stewart

Notary Public

My Commission Expires: 11/09/2027.

MYRA B STEWART
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP81824
My Commission Expires 11-09-2027

MYRA B STEWART
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP81824
My Commission Expires 11-09-2027

MYRA B STEWART
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP81824
My Commission Expires 11-09-2027

Tennessee Certification of Electronic Document

I, Ariel Ottinger, do hereby make oath that I am 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 that was executed on 2.14.25.

Affiant Signature

3.19.25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 19th day of March, 2025.

Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

MY COMMISSION EXPIRES: 1.28.26