Karen Johnson Davidson County
Batch# 1249246 AFFIDAVITH
03/21/2025 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021486

**PREPARED BY:**

*Andrew J. Bellm, Esq.*
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

| New Owner Address: | Send Tax Bills To: | Parcel Number: |
|---|---|---|
| Kristopher O'Neal<br>1500 Stoney River Ln.<br>Madison, TN 37115 | Same | 148 03 0 165.00 |

## AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Comes the affiant, Larry Jones, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 1445 Antioch Pike Antioch, TN 37013 ("Property") which is more particularly described in Exhibit A.

2. I have been personally acquainted with Neoportia U. O'Neal ("Decedent"), Michael E. O'Neal, and Kristopher O'Neal as a family friend for thirty (30) years, and I am familiar with Decedent and the other aforementioned individual's family histories.

3. Decedent and Michael E. O'Neal jointly owned the Property as tenants by the entireties.

4. Michael E. O'Neal died on December 31, 1999, and Decedent became sole owner of the Property by rights of survivorship.

5. Decedent died intestate on December 1, 2024, a resident of Antioch, Davidson County, Tennessee.

6. Decedent was a widow at the time of her death. Decedent had one child, Kristopher O'Neal.

7. Decedent's sole heir-at-law is Kristopher O'Neal.

8. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's surviving son, Kristopher O'Neal, upon Decedent's death.

9. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, Feb 28, 2025.

Larry Jones

STATE OF TENNESEE )
COUNTY OF DAVIDSON )

Larry Jones, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on February 28, 2025.

Notary Public

My Commission Expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**EXHIBIT A**

BEING Lot No. 1015 on the Plan of Cherokee Hills, Section 10, of record in Plat Book 4660, page 27, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael E. O'Neal et ux Neoportia U. O'Neal by warranty deed from Harry D. Carr et ux Joyce A. Carr of record in Book 5343, page 475, Register's Office for Davidson County, Tennessee. Michael E. O'Neal having died on December 31, 1999 and Neoportia U. O'Neal being the sole owner by rights of survivorship.

This is improved real property commonly known as 1445 Antioch Pike, Antioch, TN 37013.

## True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 28, 2025

Affiant Signature

Date: March 21, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026