This instrument was prepared by:
Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN 37138
615-847-2000

Karen Johnson Davidson County
Batch# 1252007 AFFIDAVITH
03/25/2025 01:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022336

AFFIDAVIT of HEIRSHIP of CHRISTINE DRIVER a/k/a CHRISTINE SWANSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **CYNTHIA MOSS AMUNDSON**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 1112 Nelson Drive Madison, TN. 37115.

2. **CHRISTINE DRIVER**, *deceased*, was my mother and I was acquainted with the her for 64 years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. **CHRISTINE DRIVER**, (The Deceased), died on November 21, 2022, in **Davidson** County, Tennessee, residing at 1112 Nelson Drive Madison, TN. 37115.

4. **CHRISTINE DRIVER** had two (2) children during her lifetime: **CYNTHIA MOSS AMUNDSON**, and **RODNEY JAY MOSS**.

5. At the time of her death, the said **CHRISTINE DRIVER** was married, to **Jerry W. Swanson** and was also known as **Christine Swanson**. At the time of her death her son, **RODNEY JAY MOSS** had preceded her in death.

6. At the time of her death, the surviving next of kin of **CHRISTINE DRIVER** were her husband, **Jerry W.** Swanson, , **Cynthia Moss Amundson**, and her Grandchildren, **Kelly Moss-** , **Michael Moss**, and **Mallory Moss**. (*Michael Moss* and *Mallory Moss* are out-of-wedlock minor children of *Rodney Jay Moss*, last known to be living in Alabama).

7. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by **CHRISTINE DRIVER** A/K/A **CHRISTINE SWANSON** *[deceased]* in DAVIDSON County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Description Exhibit "A"

Cynthia amundson 3/24/2025
CYNTHIA MOSS AMUNDSON,/ Date
Affiant

Tax Map # 044 05 0 / 031.00
Send Tax bill to:
Name: *Joseph Daniel Canaday.*
Address: *320 Keeton Ave.*
Old Hickory, TN. 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Leroy J. Ellis IV, the undersigned, a notary public in the state of Tennessee, personally appeared CYNTHIA MOSS AMUNDSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 24th day of March, 2025.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Northerly 31 Feet of Lot No. 57, and the Southeasterly 32 Feet of Lot No. 56 on the un-recorded map of Scenic View Subdivision, and being designated as Lot GG on the un-recorded map of certain lots in Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr. Surveyor on June 2, 1959, as follows:

Beginning at a point in the Southeasterly Margin of Keeton Avenue, 63 feet Southeast from a 20 foot strip dedicated as a public walkway; thence Southwesterly parallel to said 20 foot strip, 165 feet to a point; thence Southeasterly 63 feet to a point; thence Northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of Keeton Avenue, Northwesterly 63 feet to the point of beginning.

Being the same property conveyed to Christine Driver, unmarried, and Jerry W. Swanson, unmarried by deed from Thomas C. Fichtel and wife, Judy D. Fichtel, dated April 20, 1989 and of record in **Book** 7827, **page** 103, Register's Office for Davidson County, Tennessee. The Said Christine Driver, and Jerry W. Swanson were subsequently married, December 14, 1999 and Christine Driver was thereafter known as Christine Swanson.

Tax Map # 044 05 0 / 031.00
Address: 320 Keeton Ave
Old Hickory, TN. 37138

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 March 24 2025.

Leroy Johnston Ellis, IV, Affiant

March 25, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 25 day of March, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com