This instrument prepared by:
JAD A. DUNCAN
Attorney at Law
161 Belle Forest Circle
Nashville, Tennessee 37221
(615) 297-1062

Karen Johnson Davidson County
Batch # 1257426 AFFIDAVITH
04/08/2025 10:46:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP AS TO JUAN G. VELAZQUEZ

COMES NOW, the affiants, **Thelma Rico** and **Juan Segoviano**, having first duly sworn according to law deposes and says:

1. This Affidavit of Heirship is being made to set forth facts to establish the heirs-at-law and persons entitled to the estate (due to intestacy) of JUAN G. VELAZQUEZ, deceased.

2. I, Thelma Rico, am an adult citizen resident of Davidson County, Tennessee, residing at 421 Brookview Estates Dr., Antioch, TN 37013. I, Juan Segoviano, am an adult citizen resident of Rutherford County, Tennessee, residing at 1030 Hunt St., Murfreesboro, TN 37130.

3. We have known the family of JUAN G. VELAZQUEZ for several years. We are familiar with, and have knowledge of his family history. Further, we do not stand to inherit any assets from his Estate as we are not heirs-at-law.

4. JUAN G. VELAZQUEZ, a/k/a JUAN G. VELASQUEZ and/or JUAN G. VALAZQUEZ, was born on May 27, 1947, unto his mother, MARIA GOMEZ FRANCO (Date of Death: January 1988) and father, EULOGIO VELAZQUEZ BECERRA, (Date of Death: February 4, 2005).

5. JUAN G. VELAZQUEZ was married to CRUZ MARIA RICO prior to any children of his being born or adopted.

6. To JUAN G. VELAZQUEZ and CRUZ MARIA RICO, three children were born, KEMBERLY MAGALI RICO VELASQUEZ, a/k/a KEMBERLY VELASQUEZ (Date of Birth: November 24, 1983), ERIC GUSTAVO VELAZQUEZ (Date of Birth July 30, 1986), and MARIA ESTHER VELAZQUEZ (Date of Birth: August 21, 1991).

7. JUAN G. VELAZQUEZ's spouse, CRUZ MARIA RICO, predeceased him in death on February 20, 2016.

8. JUAN G. VELAZQUEZ died on February 18, 2023, leaving behind his heirs-at-law, (adult children) KEMBERLY MAGALI RICO, a/k/a Kemberly VELAZQUEZ, ERIC GUSTAVO VELAZQUEZ, and MARIA ESTHER VELAZQUEZ, and having no other children born to or adopted by him, no surviving spouse, and no additional issue having been born to or adopted by his children.

9. JUAN G. VELAZQUEZ owned real property and personal property, comprising of his Estate

10. JUAN G. VELAZQUEZ specifically owned real property known as 529 Glenpark Drive, Nashville, TN 37217, Map / Parcel No: 120 09 0 060.00, being more particularly described as follows, Land in Davidson County:

Being Lot No. 5A29 on the Plan of Glengarry Park, Section V-A, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9361, Page 430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan G. Valazquez, by Warranty Deed dated February 18, 1999, from Benjamin L. Crowder and wife, Fannie J. Crowder, of record in Book 11346, Page 661, Register's Office for Davidson County, Tennessee.

This Affidavit of Heirship is being made pursuant to the provisions of Tennessee Code Annotated § 30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property in Tennessee or elsewhere. Further, affiants make said statement under penalty of perjury and affiants acknowledge that their execution of same is subject to and governed by the penalties set forth in Section (f) of the same statute and this Affidavit is not made for any fraudulent purpose.

Further, affiants saith not.

Thelma Rico

Juan Segoviano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of April, 2025.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **Thelma Rico** and **Juan Segoviano** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of April 2025.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026