Karen Johnson Davidson County
Batch# 1257705 AFFIDAVITH
04/11/2025 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0026958

Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

CORRECTED AFFIDAVIT OF HEIRSHIP IN INSTRUMENT NO. 20180813-0079690

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Regina D. Ivens	OWNER	119-06-073.00
6334 N. Clearview Drive		
Murfreesboro, TN 37129		

STATE OF TENNESSEE
COUNTY OF Rutherford

RE: Property Described in
Instrument No. 20021018-0128514

I, William R. Jontz, Jr., being first duly sworn on oath, state that we are of lawful age and that based upon my personal knowledge further depose and state:

1. Affiant was acquainted with the Decedent and is familiar with Decedent family history. Affiant was ____ was not X related to the Decedent. Affiant is a friend of the Decedent family.

2. Virgina G. Ivens died on the 10th day of February 2018.

3. Virgina G. Ivens was not married at the time of her death.

4. The only children born (or legally adopted) by Virgina G. Ivens from all marriages are: Carl R. Ivens and Regina D. Ivens. Carl R. Ivens predeceased Virgina G. Ivens.

5. The Decedent died (intestate), leaving no will for the distribution of her estate.

6. The real property to which this Affidavit applies is a two percent (2%) interest in property located at 85 Elberta Street, Nashville, Davidson County, TN (the "Real Property"), more fully described as: Beginning at a point in the south line of Elberta Street if said street were produced in a straight line across Miller Street, said point of beginning being 200 feet east of the east line of Miller Street; thence east, along the projection of the south line of Elberta Street, 100 feet to a point; thence in a southerly direction, at right angles, 160 feet to a point; thence in a westerly direction, parallel with the projection of Elberta Street, 100 feet to a point; thence in a northerly direction, 160 feet to the point.

For prior title to the Real Estate, see Instrument No. 20021018-0128514 in the Register's Office of Davidson County, Tennessee.

7. Virginia G. Ivens held title to the Real Property as Tenant in Common.

8. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

a. Virginia G. Ivens was not remarried at the time of her death.
b. Decedent was survived by one child, Regina D. Ivens; and four grandchildren, David M. Ivens,

Lacy Ivens, Jessica Ivens and Stephen Ivens, all being the children the Decedent's predeceased son, Carl R. Ivens.

c. Under the Tennessee Decent and Distribution Statute, Tenn. Code. Ann. 31-2-104(b)(1), the estate of Virgina G. Ivens's interest in the aforementioned real property is vested as follows:

i. Regina D. Ivens, fifty percent (50%) interest as Tenants in Common;
ii. David M. Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;
iii. Lacy Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;
iv. Jessica Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;
v. Stephen Ivens, twelve and a half percent (12.5%) interest as Tenants in Common;

This affidavit is given as an inducement for Stewart Title Company and Guaranty Title and Escrow Co. to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company and Guaranty Title and Escrow Co. for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by her to be false or about which she does not have sufficient knowledge to justify her making such a sworn statement commits a Class E Felony.

Witness my hand this the 9 day of April, 2025.

Affiant - William R. Jontz, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named, William R. Jontz, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Smyrna, Tennessee, this the 9 day of April 2025.

Commission Expires: 4/15/2028

Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

I, Kelsie Holloway 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 4|9|2025 (date of document).

Kelsie Holloway

Affiant Signature

4|9|2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of April, 2025.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11|28|26

Notary's Seal (if on paper)

