Karen Johnson
Batch # 1260530
04/16/2025 12 18 21 PM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVITH
2 pgs
20250416-0029072

This Instrument Prepared By:
Cole W. Schott, Esq.
Sims|Funk, PLC
3102 West End Avenue, Suite 1100
Nashville, TN 37203

GRANTEE: Susan Anthony Cannizzaro

SEND TAX NOTICES TO: Adam Cornett, 2031 Mapleview Lane, Nashville, Tennessee 37207

MAP PARCEL NUMBER: 061-12-0-035

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared Susan Anthony Cannizzaro, "Affiant," who having been duly sworn, deposes and says:

That she is at least eighteen (18) years of age and is a resident citizen of Davidson County, Tennessee residing at 1218 Eastdale Avenue, Nashville, Tennessee 37216;

That she was personally acquainted with Judith Ann Cannizzaro, "Decedent," during Decedent's lifetime and is familiar with Decedent's family history;

That Decedent died on or about February 16, 2024, a resident citizen of Davidson County, Tennessee residing at 1218 Eastdale Avenue, Nashville, Tennessee 37216;

That the real property to which this Affidavit applies is located at 1218 Eastdale Avenue, Nashville, Tennessee 37216, more fully described as: land in Davidson County, Tennessee, being all of Lot No. 10 and the westerly 44'6" front and 47'4" rear of Lot No. 11, Block "G", on the Plan of Jackson Park, Section 2, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee. Said Lot No. 10 and part of Lot No. 11 front 104'6" on the southeasterly side of Eastdale Avenue and run back 262.8 feet on the westerly line, said line being the common boundary line of Lots Nos. 9 and 10 on said plan, and 329.2 feet on the easterly line, to a dead line in the rear, on which it measures 123 feet;

That Decedent is believed to have executed a Last Will and Testament during her lifetime; however, despite diligent search and inquiry, said Will cannot be located or produced;

That Decedent intended to leave all of her property to the Affiant;

That the estate of the Decedent was not administered in a proceeding supervised by a court;

That Decedent was survived only by the following persons:

Surviving Sister: The Affiant, Susan Anthony Cannizzaro.

Further, Affiant sayeth not.

Susan Anthony Cannizzaro
Affiant

SUBSCRIBED AND SWORN TO before me this 15th day of April, 2025

REBECCA M. PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

I Rebecca M Parrish
Notary Public

My Commission Expires:
03/06/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca M. Parrish (name of notary public), Susan Anthony Cannizzaro, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April 2025.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

I Rebecca M Parrish
Notary Public

My Commission Expires:
03/06/2029