This instrument is prepared by:
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Karen Johnson
Batch # 1265083
04/25/2025 02 39 55 PM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVITH
2 pgs
20250425-0032060

Address of New Owner	Send Tax Bills	MAP & PARCEL Numbers
Courtney Lewis 2824 Hydes Ferry Road Nashville, TN 37218	Courtney Lewis 2824 Hydes Ferry Road Nashville, TN 37218	80-8-441

AFFIDAVIT OF HEIRSHIP

We, Joana Andrews of 3917 Tucker Road, Nashville, TN 37218 and Travis Gaines of 2824 Hydes Ferry Road, Nashville, TN 37218 having first been duly sworn do hereby state as follows:

1. We are adult citizens and residents of Nashville, Davidson County, Tennessee, are over the age of majority, and are otherwise competent to give this Affidavit, and make the same from our personal knowledge.

2. We personally knew Elvester Lorraine Lewis, deceased, for a minimum of 5 years. Travis knew the decedent for 5 years and Joana knew the decedent for 20 years. Both Travis Gaines and Joana Andrews have personal knowledge of her family. Elvester Lorraine Lewis died intestate on February 15, 2025 and was a resident of Davidson County, Tennessee at the time of her death.

3. When Elvester Lorraine Lewis passed away, she owned an interest in certain real property located in Davidson County, Tennessee and more particularly described as follows:

> Lot 19, RIVER MEADOWS, SECTION 2, as shown on plat of record in Plat Book 11700, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from Metropolitan Development and Housing Agency recorded March 3, 2000 in Instrument No 20000303-0021507, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Metropolitan Development and Housing Agency by Deed recorded April 9, 1988 in Book 10881, Page 424, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Elvester Lorraine Lewis, unmarried, by Warranty Deed from Affordable Housing Resources, Inc. recorded December 6, 2024 in Instrument No. 20041206-0145075, Register's Office for Davidson County, Tennessee.

This is improved property known as 2824 Hydes Ferry Road, Nashville, TN 37218.

4. Elvester Lorraine Lewis was not married at the time of her death. Ms. Lewis had only one child, Courtney Lewis. Elvester Lorraine Lewis did not have any deceased children. Courtney Lewis of 2824 Hydes Ferry Road, Nashville, TN 37218 constitutes the only heir-at-law for Elvester Lorraine Lewis.

This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Annotated §30-2-712, and the Affiants acknowledge that their execution of this Affidavit is subject to and governed by the penalties set forth in Section (f) on the same statute, and that this Affidavit is not made for any fraudulent purpose.

That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further Affiants sayeth not.

Dated this 9th day of April, 2025.

Joana Andrews

Joana Andrews

Travis Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for this State and County, **Joana Andrews** and **Travis Gaines** the within named Affiants, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at Nashville/Davidson County, Tennessee, on this 9th day of April, 2025.

Sheryl D Guinn

Notary Public
My Commission Expires: 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY