Karen Johnson
Batch # 1269193
05/06/2025 10 33 49 AM
Fees $17 00 Taxes $0 00

Davidson County
AFFIDAVITH
3 pgs

20250506-0035214

This Instrument Prepared By and Return To
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone (615)383-2903
REF T-OHO-25-2244

AFFIDAVIT OF HEIRSHIP

I, **September Hefner**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address:
   1904 Moger Drive, Hampton, VA 23663

2. That Affiant knew **Jacqueline M. Peterson**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 14 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 2244 Stratford Avenue, Nashville, Tennessee 37216

4. That Decedent died on October 16, 1996, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died Intestate.

6. That Decedent was survived by the following persons:

   Surviving Spouse. None

   Surviving Children (adopted, natural born, legitimate or illegitimate): Ronda Gibbs, Eugene Peterson, and Scott Peterson

   Scott Peterson having since died on December 29, 2019.

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement,

and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

September Hefner

September Hefner

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **September Hefner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 28th day of April, 2025.

Notary Public

My Commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 April 28, 2025(date of document).

Brian Mitchell

Affiant Signature

Date May 2, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

