Karen Johnson
Batch # 1274348
05/19/2025 08 51 08 AM
Fees $22 00 Taxes $0 00
Davidson County
AFFIDAVITH
4 pgs
20250519-0039021

THIS INSTRUMENT PREPARED BY
DONIELLE M BEATY, ESQ
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):

JENISE MOSLEY
404 ANNAPOLIS CIRCLE
HERMITAGE, TN 37076

JUDY BUGGS
1706 MARSDEN AVE
NASHVILLE, TN 37216

DENISE SOLOMON
946 CLAYTON AVE
NASHVILLE, TN 37204

TASHA PALMER
1706 MARSDEN AVE
NASHVILLE TENNESSEE 37216

JAZZMAN BUGGS
129 OVERLOOK TRAIL
GOODLETTSVILLE TENNESSEE 37072

JENICO BUGGS
1706 MARSDEN AVE
NASHVILLE TENNESSEE 37216.

TEANGELA BUGGS
1706 MARSDEN AVE
NASHVILLE TENNESSEE 37216.

SEND TAX NOTICES TO:
JENISE MOSLEY
404 ANNAPOLIS CIRCLE
HERMITAGE, TN 37076

MAP & PARCEL: 072-12-0 196.00 15DZ 56255
LEGAL REFERENCE NUMBER: 00006653-0000834

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Florida -
COUNTY OF Broward

On this 13 day of May, 2025, before me personally appeared Shirley Gaines ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Fannie Mae Buggs,** ("Decedent") died at age 87 on February 6, 2024. At the time of his death, Decedent resided at 1706 Marsden Avenue, Nashville, TN 37216

The Affiant makes oath as follows:

1. My full name is Shirley Gaines ("Affiant").
2. I reside at 4720 Rockland Trail, Antioch Tn 37013.
3. I have personal knowledge of the matters stated in this Affidavit.

4. Facts concerning my relationship to Fannie Mae Buggs ("Decedent") are: Fannie Mae Buggs was my maternal aunt.

5. The Decedent was widowed at the time of her death.

6. The Decedent had four (4) children in her lifetime. They are.

   a. Daughter, Lucy Buggs, deceased following the death of Decedent. Ms Buggs died leaving the following children:
      a. Granddaughter, Tasha Palmer, 1706 Marsden Ave., Nashville, TN 37216
      b. Granddaughter, Jazzman Buggs, 129 Overlook Trail, Goodlettsville, TN 37072
      c Grandson, Jenico Buggs, 1706 Marsden Ave., Nashville, TN 37216
      d. Granddaughter, Teangela Buggs, 1706 Marsden Ave., Nashville, TN 37216
   b. Daughter, Jenise Mosley, 404 Annapolis Circle, Hermitage, TN 37076.
   c. Daughter, Denise Solomon, 946 Clayton Ave., Nashville, TN 37204.
   d. Daughter, Judy Buggs, 1706 Marsden Ave , Nashville, TN 37216.

7. All of the above-named children and grandchildren are over the age of eighteen (18) years.

8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

9. The Decedent died in Nashville, Davidson County, Tennessee on February 6, 2024

10. The real property to which this Affidavit applies is located at 1706 Marsden Avenue, Nashville, Davidson County, Tennessee 37216 and is more fully described as:

    Being the westerly 46 feet, 8 inches of Lot No 138 and the Easterly 15 feet of Lot No 139 on the plan of Riverside Drive Subdivision, of record in Book 974 at pages 60 and 61, Register's Office for Davidson County, Tennessee

    Said Tract fronts 61 feet, 8 inches on the southerly margin of Marsden Avenue and extends back between parallel lines 150 feet to a dead line

    Also conveyed herewith are rights to use the driveway serving the property which adjoins, to the east as set out in a joint driveway agreement of record in Book 4519, page 568, and re-recorded in Book 4526 at page 907, borth (sic) *in the Register's Office*

    Being the same property conveyed to Edison L Buggs and wife, Fannie Mae Buggs by deed recorded in Book 6653 Page 834, Register's Office for Davidson County, Tennessee

    This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record

    This is an improved property known as 1706 Marsden Avenue, Nashville, TN 37216

11. At the time of Decedent's death, the Decedent resided at 1706 Marsden Avenue, Nashville, Davidson County, Tennessee 37216.

12. The Decedent did not leave a Last Will and Testament.

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to her heirs, Jenise Mosley, Denise Solomon, Judy Buggs, Tasha Palmer, Jazzman Buggs, Jenico Buggs, and Teangela Buggs

15. I understand under Tenn. Code Ann. § 30-2-712, whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Signed this 13 day of May, 2025.

Shirley Gaines

Shirley Gaines

Sworn to and subscribed before me by Shirley Gaines ("Affiant") on this 13th day of May, 2025.

Notary Public

My Commission expires: 06/28/2027

Individual Notary Acknowledgement

STATE OF Florida

COUNTY OF Broward

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shirley Gaines with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 13th date of May, 2025.

Notary Public

My Commission Expires. 06/28/2027

Notarized remotely online using communication technology via Proof

Driver License produced for ID.

KELSEY PROPER
Notary Public - State of Florida
Commission # HH415727
Expires on June 28, 2027

Certificate of Authenticity

I, Danielle M. Beaty, 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 May 13, 2025.

Date

Danielle Beaty

Affiant Signature

5/13/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025.

Valeria Montanez

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

