Karen Johnson Davidson County
Batch # 1274394 AFFIDAVITH
05/19/2025 09 40 29 AM 2 pgs
Fees $12 00 Taxes $0 00
20250519-0039074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_____)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 28 day of April, 2025.

Notary Public_____ My Commission Expires: 2/6/2029

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Map-Parcel Number:
081 07 0 336.00

AFFIDAVIT OF HEIRSHIP

1. Affiant is over the age of eighteen (18) years and is familiar with the family and family history of Barbara Jones.

2. Barbara Jones ("Decedent") died on January 11, 2025. She was a resident of Davidson County, Tennessee at the time of her death.

3. Barbara Jones was unmarried at the date of her death.

4. Barbara Jones had six children. They are:

   Anthony D. Brooks, deceased, who was survived by Anissa Christian and Crystal Jones.
   Donnie Jones, deceased, who did not have children
   Reginald Jones, deceased, who was survived by one child, Reginald Jones, Jr.
   Dwayne Jones, who is living
   Kevin Jones, who is living
   Keith Jones, who is living

5. At the time of her death, Decedent owned property known 1919 12th Avenue North, Nashville, TN 37208. Said property is more fully described as follows:

Land in **Davidson** County, Tennessee, being Lot No. **99** on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6, of the Woodard Plan, of record in Plat Book **161**, Page **174**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara Jones from McDonald Jones, and recorded in Document # 20140318-0022512, Register's Office for Davidson County, Tennessee. The said Barbara Jones having died intestate on January 11, 2025, and her heirs at law being Anissa Christian, Crystal Jones, Reginald Jones, Jr., Dwayne Jones, Kevin Jones, and Keith Jones.

This is improved property known as: 1919 12th Ave. North, Nashvilie, TN 37208

6. Pursuant to Tennessee's laws of intestate succession, Barbara Jones' ownership of the property described above vested upon Decedent's death to her heirs at law Anissa Christian (1/10 interest), Crystal Jones (1/10 interest), Reginald Jones, Jr. (1/5 interest), Dwayne Jones (1/5 interest), Kevin Jones (1/5 interest), and Keith Jones (1/5 interest).

7. The statements made herein are based on Affiant's own knowledge and belief and Affiant is aware that this Affidavit may be relied upon in order to convey and/or insure title to certain real property.

8. This Affidavit of Heirship is given freely pursuant to T.C.A. 30-2-712, et seq , to help establish and reflect the heirship with respect to any real property owned by Barbara Jones in Davidson County, Tennessee.

Lillian French

Lillian French

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Nicholas Perenich, Jr., a Notary Public of the state of Tennessee, **Lillian French**("Affiant"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 24 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 3/6/2029

