Karen Johnson Davidson County
Batch# 1276106 AFFIDAVITH
05/21/2025 01:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250521-0040082

Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
Jackie Charlton
3238 Smith Springs Road
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
149-08-0 024.00

STATE OF TENNESSEE
COUNTY OF Rutherford

RE: Property Described in
Instrument No. 20190611-0055822

I, James R. Jones, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. Affiant was personally acquainted with the Decedent and is familiar with Decedent family history. Affiant was ____ was not ✓ related to the Decedent. Relationship if applicable _____
2. Margaret Ann Charlton died on the 17th day of December, 2020.
3. Margaret Ann Charlton was married at the time of her death to Jackie Charlton
4. The only children born (or legally adopted) by Margaret Ann Charlton from all marriages are: Robert Charlton, Troy Charlton, Jason Charlton and Shannon Goolsby.
5. The Decedent's will devised her Estate to Jackie Charlton and was not probated.

This affidavit is given as an inducement for Stewart Title Company and Guaranty Title and Escrow Co. to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company and Guaranty Title and Escrow Co. for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his/her making such a sworn statement commits a Class E Felony.

Witness my hand this the 8th day of May, 2025.

Affiant

Sworn to and subscribed before me this the 8th day of May, 2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Jones, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument or the purpose therein contained.

Witness my hand and official seal this the 8th day of May, 2025.

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026

Notary Public

Commission Expires:

I, Kelsie Holloway 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 5/8/2025 (date of document).

Kelsie Holloway

Affiant Signature

5/21/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of May, 2025.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

