Karen Johnson
Batch # 1276207
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Fees $12 00 Taxes $0 00

Davidson County
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20250522-0040200

This instrument prepared by:
Lynn Newcomb, Attorney at Law
106 Spring Street, Suite 102
Ashland City, TN 37015

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this the 19th day of May, 2025, personally appeared Jessica Nassiri and Alejandro Mota, Affiants, and after first being duly sworn according to law, would depose and say:

That they at least eighteen (18) years of age and are residents of Davidson County, residing at 717 Reeves Road, Antioch, Tennessee 37013;

That they were personally acquainted with John Keith Duke during Mr. Duke's lifetime and were familiar with Mr. Duke's family history; Ms. Nassiri knew Mr. Duke for 33 years as an extended family member, and Mr. Mota has known Mr. Duke since 2009 as a family friend.

That John Keith Duke died on or about March 21, 2025, a resident citizen of Davidson County, Tennessee, residing at 1415 Sharpe Avenue, Nashville Tennessee 37206, also identified as Map & Parcel: 083 02 0 095.00;

That John Keith Duke died without leaving a Last Will and Testament;

That John Keith Duke was unmarried at the time of death;

That John Keith Duke is survived by Terra Dawn Duke, his only child. No other children were born to or adopted by John Keith Duke during his lifetime.

That all persons above named are at least eighteen (18) years of age;

That this affidavit is being provided to clarify title to all real property or interest in same owned by John Keith Duke at the time of death, including but not limited to the property described in Exhibit A;

Further affiant saith not.

Jessica Nassiri
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2025.

LYNN NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public

My commission expires: 3/21/28

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2025.

Notary Public

My commission expires: 3/21/28

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, Jessica Nassiri and Alejandro Mota, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at Ashland City, Tennessee, this the 19th day of May, 2025.

Notary Public

My commission expires: 3/21/28

EXHIBIT A

Being part of lot number 8 on the plan of Martha Martin Lands in the old 18th Civil District of Davidson County, of record in book 161, page 101, Register's Office for Davidson County, Tennessee, and formerly of record in book 8, pages 441 and 442 of said Register's Office and described according to a survey made by S.R. Sanford, Jr., Surveyor, April 4, 1947, not of record, being designated as lot No. 7 thereon as follows:

Beginning at a point in the northerly margin of East Sharpe Avenue 499 feet easterly from the intersection of the northerly margin of said East Sharp Avenue and the easterly margin of North 14th Street at the southeast corner of lot No. 8 shown on said survey conveyed to Bethel L Brown and wife, by deed from James T. Morton and wife, of record in book 1428, page 145, Register's Office for Davidson County, Tennessee, thence with the eastern boundary line of said lot No. 8 northwardly 80 1/3 feet to a point in the southern boundary line of lot No. 3 shown on said survey; thence with the southern boundary line of lots Nos. 3 & 4 eastwardly 75 feet to the northwest corner of lot No. 6 shown on said survey; thence with the western boundary line of said lot No. 6 southwardly 80 2/3 feet to a point in the northerly margin of said East Sharpe Avenue; thence the northerly margin of said East Sharpe Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to John Keith Duke by warranty deed from Marjorie Ann Duke Perry, Jerry Wayne Duke, Michael David Duke, and Roger Lee Duke, recorded March 13, 2003, of record at Instrument No. 20030313-0033995, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John Keith Duke by warranty deed from Michael David Duke, signed October 6, 2003, and recorded October 7, 2003, of record at Instrument No. 20031007-0148121, Register's Office for Davidson County, Tennessee. John K. Duke and John Keith Duke being one and the same. Michael David Duke and Micheal David Duke being one and the same.