Karen Johnson Davidson County
Batch# 1280875 AFFIDAVITH
06/03/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043581

Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
1164 Nashville Pike
Gallatin, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Danny Wilburn Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared William Neal Luker, "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Danny Wilburn Roberts, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: brother-in-law.

That Decedent died on or about November 14, 2023 and that the Decedent's place of residence and homestead at the time of death, was as follows: _____

That Affiant made a diligent search for a Last Will and Testament of Danny Wilburn Roberts and was unable to locate any such doc.

That as of November 14, 2023, Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse	**N/A**	
	Name	Address
Surviving Children	**Christopher Roberts**	_____

	Name
Deceased Children	**N/A**

	Name	Address
Adopted Children	**N/A**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: NONE

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

SEE ATTACHED EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY: 2624 Woodyhill Dr., Nashville, TN 37207

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Further the Affiant sayeth not.

William N. Luker - Affiant
William Neal Luker

Address of Affiant:
621 N. Dupont Ave #601
Madison TN 37115

Jurat

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 29th day of May, 2025.

Elaine C. Williamson
Notary Public

My Commission Expires: 6-14-26

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Neal Luker, 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 29th date of May, 2025.

Elaine C. Williamson
Notary Public

My Commission Expires: 6-14-26

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tax Parcel No.:

Mail Tax Bills to: Property Address

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Final Plat of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherry Roberts and Danny Roberts by Executor's Deed from Pam Luker, Executor of the Estate of Ruby Geraldine Roberts of record in Instrument No. 20230411-0026595 Register's Office for Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023 and Scrivener's Affidavit recorded on September 19, 2023 record in Instrument No. 20230919-0073544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry Roberts, Terri Welch, Pamela Luker, and Linda Upchurch, all as tenants in common with right of survivorship by Quitclaim Deed from Sherry Roberts of record in Instrument No. 20231218-0097426 Register's Office for Davidson County, Tennessee, dated December 13, 2023 and recorded on December 18, 2023. Being the same property conveyed to Terri Welch, Pamela Luker, and Linda Upchurch, all as tenants in common with right of survivorship by Quitclaim Deed from Sherry Roberts of record in Instrument No. 20240614-0044737 Register's Office for Davidson County, Tennessee, dated June 12, 2024 and recorded on June 14, 2024.

The said Danny Roberts having died intestate on or about November 4, 2023, thereby vesting his 50% ownership interest into his heirs at law: Christopher Roberts.

Certificate of Authenticity

I, D. Hardwick, 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 29, 2025**.

Date

D Hardwick

Affiant Signature

6/3/25

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2025.

Alli P

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029