Karen Johnson Davidson County
Batch# 1283450 AFFIDAVITH
06/09/2025 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250609-0045102

THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA F. HULME, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **JAMAAL SHEATS**, whose mailing address is 1514 Kimberleigh Court, Franklin, Tennessee 37069, and **LIFRAN FORT**, whose mailing address is 1701 Heiman Street, Nashville, Tennessee 37208.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon the Affiants' personal knowledge of the family history of **ALICIA M. HENRY** and is executed for the purpose of establishing title to realty in and to the herein identified heir-at-law of **ALICIA M. HENRY**.

2. **ALICIA M. HENRY** died testate on October 17, 2024, as a resident of Davidson County, Tennessee.

3. **ALICIA M. HENRY** was unmarried at the time of her death.

4. The decedent had no adopted or biological children born during her lifetime.

5. The decedent was survived by her mother, **KATIE HENRY**.

6. **CHARLA HENRY** was appointed Executor of the Estate of **ALICIA M. HENRY**, deceased, by Petition/Order filed on December 11, 2024, in the Seventh Circuit Court Court for Davidson County in the State of Tennessee, Estate No. 24P2371.

7. Under the terms of the Last Will and Testament of **ALICIA M. HENRY**, her real property at 1625 Heiman Street, Nashville, Tennessee 37208, was not mentioned and a residuary beneficiary was not named. Accordingly, her residuary estate passes pursuant to the laws of

intestacy. The decedent's sole heir-law-law at the time of her death was her mother, **KATIE HENRY**. Said person is at least eighteen (18) years of age.

8. At the time of **ALICIA M. HENRY**'s death, she owned a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **1625 Heiman Street Nashville, TN 37208 [MAP AND PARCEL: 81-15-413]**

> Land in Davidson County, Tennessee, being Lot No. 20 and the westerly five feet of Lot No. 21 in the Bransford Realty Company's subdivision of Lot Nos. 1 and 3 of record in Plat Book 332, Page 166, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Alicia M. Henry, a single person, by Warranty Deed from Ernest McClain and wife, Marcella McClain, dated March 17, 2006, and recorded on March 21, 2006, in instrument No. 20060321-0032483 in the Register's Office for Davidson County, Tennessee.

9. This affidavit will confirm the vesting of title to the above-referenced realty located at 1625 Heiman Street Nashville, TN 37208, after the death of **ALICIA M. HENRY** in **KATIE HENRY** in fee simple.

10. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 21 day of May, 2025.

JAMAAL SHEATS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally, appeared before me, **JAMAAL SHEATS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 21 day, May, 2025.

Notary Public

My Commission Expires: 01/22/29.

THOMAS WILLIAM STEELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 4th day of June, 2025.

LIFRAN FORT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **LIFRAN FORT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 4 day, June, 2025.

Notary Public

My Commission Expires: 10/4/27.

JESSICA UPCHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027

True Copy Certificate

I, Ariel Joaquin, do hereby make oath that I am 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 21, 2025.

Ariel Joaquin 6/9/25

Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2025.

Jennifer Wheeler

Notary's Signature

My Commission Expires: 1·28·26

