Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1283873 AFFIDAVITH
06/10/2025 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045635

This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File Number: 12-6145-LV

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, Joshua Thomas, of Rutherford County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Torrado Carter, (the "Decedent") died on October 14th, 2022, a resident of Davidson County, Tennessee.

2. Decedent was the vested titleholder of real property known as 1713 Shorecrest Point, Whites Creek, Tennessee 37189 (the "Property").

3. Decedent, at the time of his death, was the sole vested owner of the Property.

4. To the best of my knowledge, the Decedent did not have any unpaid debts.

5. Affiant is a resident of Rutherford County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent by reason of the following:
   close family friend

7. Decedent died intestate.

8. Affiant further states that Decedent was survived at the time of his death by the following:

Name:	**Relationship:**
Janet Carter	Wife
Torrado O'Brian Carter	Son

9. Affiant is aware of these facts because he knew the Decedent for more than 17 years and is well aware of the Decedent's family history.

10. The Decedent had no children who predeceased him. The Decedent had no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC and their title underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 1713 Shorecrest Point, Whites Creek, Tennessee 37189, in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, Joshua Thomas, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Joshua Thomas

Joshua Thomas, Affiant

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

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, Joshua Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of June, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

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 **June 3, 2025**.

Date

D. Hardwick

Affiant Signature

June 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

