Karen Johnson Davidson County
Batch# 1284428 AFFIDAVITH
06/13/2025 03:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0046391

THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA HULME, 1503 16TH AVE S, 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 **YOUSIF ALYASS,** whose mailing address is **4936 Shadowlawn Drive Hermitage, TN 37076,** and **HANAA J. SAID NASIR**, whose mailing address is **4936 Shadowlawn Drive Hermitage, TN 37076.**

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 Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **MAGDY ALFY FAHEM**.
2. **MAGDY ALFY FAHEM** died **NOVEMBER 14, 2024**.
3. Affiant is advised that, at the date of death, the Decedent owned the following real estate in Davidson County, Tennessee:
    A. **1033 Patio Drive, Nashville, TN 37214,** Parcel ID 10803013700, see Instrument 20160415-0036608 in the Register's Office for Davidson County, Tennessee.
4. **MAGDY ALFY FAHEM** was unmarried at the time of his death.
5. The decedent was survived by two adult children: **ELARIA FAHEM** whose address is **3111 Long Blvd. Nashville, TN 37203,** and **MINA FAHEM** whose address is **4936**

Shadowlawn Drive Hermitage TN 37076. As such, these children are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

6. The decedent had no other biological or adopted children during his lifetime.
7. The decedent died without a Last Will and Testament. Probate of the estate of **MAGDY ALFY FAHEM** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.
8. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **MAGDY ALFY FAHEM** in **ELARIA FAHEM,** vested with 50% interest in said property, and **MINA FAHEM,** vested with 50% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (3) above.
9. 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 ___ day of 6/2/, 2025.

HANAA J. SAID NASIR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **HANAA J. SAID NASIR**, 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 2 day of June, 2025.

Notary Public

My Commission Expires: 03/08/2028

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the ___ day of 6/27, 2025.

YOUSIF ALYASS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, **YOUSIF ALYASS**, 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 2 day of June, 2025.

Notary Public

My Commission Expires: 03/08/2028

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

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 June 2, 2025.

Affiant Signature 6/9/25 Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026