Karen Johnson Davidson County
Batch# 1289880 AFFIDAVITH
06/25/2025 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0050036

This instrument was prepared by:
Estate House Law, PLLC
1831 12th Ave. S. #399
Nashville, TN 37203

GRANTEE(S): Deborah Yvette Watts, Zannetta Lynn Watts, and Joseph Alphonso Watts

SEND TAX NOTICES TO: 822 Clayton Ave. Nashville, TN 37204

MAP PARCEL NUMBER: 118 06 0 009.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESEE

COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

My full name is Tiffney Spears. I will refer to myself in this Affidavit as the Affiant.

1. I reside at 2860 McGavock Pike, Nashville, TN 37214.

2. I have personal knowledge of the matters stated in this Affidavit.

3. On January 19, 2022, Joe Louis Watts died in Davidson County. I will refer to this person as the Decedent.

4. The real property to which this Affidavit applies is located at 822 Clayton Ave., Nashville, TN 37204 in Davidson County, Tennessee, more fully described as:

BEING Lot No. 42B on the Map of Battlefield Estates, Section I, of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

SAID Lot No. 42B fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 237 feet to a dead line.

BEING the same property conveyed to Genesco Employees Credit Association by Trustee's Deed from David Rizor, Substitute Trustee, of record in Book 5651, pages 989 and 990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed in Instrument 00005865-0000993

5. The Decedent died owning an interest in 822 Clayton Ave., Nashville, TN 37204.

6. At the time of the Decedent's death, the Decedent resided at 822 Clayton Ave., Nashville, TN 37204.

7. The estate of the Decedent was not administered in a proceeding supervised by a court.

8. The Decedent does not have any outstanding debts.

9. Facts concerning my relationship to the Decedent:

   I knew the Decedent through church.

10. Joe Louis Watts was married to Odell J. Watts on January 23, 1966. Odell J. Watts died on August 17, 2006, making Joe Louis Watts the surviving tenant by the entirety.

11. Decedent had four children: Deborah Yvette Watts, Zannetta Lynn Watts, Joseph Alphonso Watts, and Felicia Watts. Felicia Watts died on January 30, 2000. Felicia Watts was not married and did not have any children.

12. I have no financial gain from the Decedent's Estate.

Tiffany Spears
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for this State and County aforesaid, personally appeared the within named Affiant, Tiffany Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand, at office, this day, June 12, 2025.

[Seal]

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Katherine Stauffer
Notary Public: Katherine Stauffer
My commission expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 6/12/25 (date of document).

Katherine Stauffer
Affiant Signature

6/12/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2025.

Joan Ku Tyson
Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

