Prepared by: Bradsher Alpert Stuart, PLLC, 5350 Poplar Avenue, Suite 200, Memphis, TN 38119

Karen Johnson Davidson County
Batch# 1294635 AFFIDAVITH
07/08/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053649

AFFIDAVIT OF HEIRSHIP

as to

James Walker Bevels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, **2025,** before me personally appeared KAREN MAY, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County at 1816 Berrywood Rd., Nashville, TN 37216.

That Affiant was personally acquainted with James Walker Bevels, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent died on or about **December 5, 2020,** and that the decedent's place of residence and homestead at the time of death, was as follows: **214 Riverside Dr., Nashville, TN 37206**

That Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse:	**None**	
	Name	Address
Surviving Children:	**None**	
	Name	Address
Deceased Children:	**None**	
	Name	Address
Adopted Children:	**None**	
	Name	Address
Children of Deceased or Adopted Children:	**None**	
Surviving Parents:	Name **None**	Address
	Name	Address
Surviving Siblings:	**David Bevels**	**7637 Darby Rd.** **Goodlettsville, TN 37072**

Eunice Milliken	**7637 Darby Rd.** **Goodlettsville, TN 37072**
Charles Bevels	**1007 Dogwood Dr.** **Ashland City, TN 37015**

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.

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

Property being situated in Davidson County, Tennessee, and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Fortland Park, Section 1, of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James W. Bevels and wife, Lucy J. Bevels by deed from Howard R. Harville and wife Linda G. Harville of record in Book 8915, page 581, Register's Office for Davidson County, Tennessee, dated April 9, 1993. The said Lucy J. Bevels having predeceased James W. Bevels, leaving James W. Bevels as sole tenant by the entirety.

Property address: 214 Riverside Dr., Nashville, TN 37206
Parcel ID: 094 030 0 024.00

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.

That Decedent did not leave a will.

Further the Affiant sayeth naught.

Karen May - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

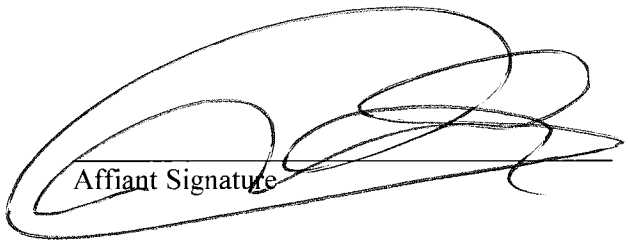
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen May with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office on this 30 date of June, 2025.

Notary Public

My Commission Expires: 03/20/2028

AMY H MCCREIGHT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

I, Matthew Bradsher, 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 6-30-2025.



Affiant Signature

July 8, 2025
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/28/2029

ELLEN L. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28,2029
COUNTY OF SHELBY