Karen Johnson Davidson County
Batch# 1296952 AFFIDAVITH
07/11/2025 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054905

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: BG-C-25-1114

AFFIDAVIT OF HEIRSHIP

I, Tricia Ann Peck , hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 5308 Meadowlake Road, Brentwood, TN 37027

2. That Affiant knew **Charlotte Ann Mason Shetter**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 71 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 1114 Grandview Drive, Nashville, Tennessee 37204

4. That Decedent died on June 6, 2021, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died Testate.

6. That Decedent was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): Patricia Peck, Paul Shetter, and Pamela Shetter

   Deceased Children (adopted, natural born, legitimate or illegitimate): Penelope Gail Shetter

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

Tricia Peck

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Tricia Ann Peck , 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 and official seal this the 8th day of July, 2025.

Notary Public

My Commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, 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 **7/8/2025** (date of document).

Affiant Signature

Date **7/8/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **8** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027