Karen Johnson Davidson County
Batch# 1296953 AFFIDAVITH
07/11/2025 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054909

This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Charlotte Burbank, of Cheatham 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 Susan Lanell Lacour (the "Decedent") died on August 8, 2023, a resident of Davidson County, Tennessee.

2. Decedent owned real property at the time of her death more commonly known as 732 Albar Drive, Nashville, TN 37221 (the "Property").

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

4. Affiant is a resident of Cheatham County, in the State of Tennessee.

5. Affiant is familiar with the family history of Decedent.

6. Decedent died intestate and without a Last Will and Testament.

7. Affiant further states that the Decedent was survived by the following children:

Name:	**Relationship:**
Dennis Andrew Lacour	Son
Adam Guy Lacour	Son
Alanna Catherine Lacour	Daughter

8. Affiant is aware of these facts because she has intimate knowledge of the facts and has known the Decedent and/or Decedent's family for 30 years.

9. The Decedent had no children who predeceased her, 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 insurance underwriter(s) for liability which any of them may incur as a result of issuing policies of title insurance on property located at 732 Albar Drive, Nashville, TN 37221 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 DAVIDSON

I, Charlotte Burbank, 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.

Charlotte Burbank

Charlotte Burbank, Affiant

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

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Charlotte Burbank, 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 9th day of July, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/9/25 (date of document).

Jennifer L. Pennell

7/11/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/11, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028