Karen Johnson
Batch # 1299901
07/21/2025 08 29 06 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20250721-0056989

THIS INSTRUMENT PREPARED BY:
ROLAND T HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
MICHELLE VIERA
2156 FREEMAN LANE
MADISON, TN 37115

STEPHANIE VIERA
2156 FREEMAN LANE
MADISON, TN 37115

SEND TAX NOTICES TO:
MICHELLE VIERA
2156 FREEMAN LANE
MADISON, TN 37115

STEPHANIE VIERA
2156 FREEMAN LANE
MADISON, TN 37115

MAP & PARCEL ID:
053-090-B-132

LEGAL REFERENCE #:
20050829-0102985

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of July, 2025, before me personally appeared Julius Lamont Jackson ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Shirley Viera ("Decedent") deceased The Affiant makes oath as follows

1. My full name is Julius Lamont Jackson ("Affiant")
2. I reside at 1029 Pawnee Trail Madison TN. 37115
3. I have personal knowledge of the matters stated in this Affidavit
4. Facts concerning my relationship to Shirley Viera ("Decedent") are
   a. I met the Decedent in 2006 and knew her for 19 years until her death on June 7, 2025, and I am familiar with her family history
5. The Decedent died in Madison, Davidson County, Tennessee on June 7, 2025.
6. The Decedent was not married at the time of her death The Decedent was predeceased by her spouse, Robert Viera, who died on April 9, 2023
7. The Decedent was survived by her two (2) children They are
   a. Michelle Viera, who resides at 2109 Maynard Court, Nashville, TN 37218
   b. Stephanie Viera, who resides at 111 Evening Star Circle, Red Oak, TX 75154
8. All of the above-named children are over the age of eighteen (18) years
9. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

10. The real property to which this Affidavit applies is located at 2156 Freeman Lane, Madison, Tennessee, 37115, Davidson County, Tennessee and is more fully described as:

> Being Lot No. 167 on the Plan of Cumberland Station @ Wilson Camp, Section Six, as of record in Instrument No. 20041027-129152, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof
>
> Being part of the same property conveyed to Randall Phillips Homes, LLC by deed from R& R Builders and Developers, LLC of record in Instrument 20031024-0157410, Register's Office for said County

11. At the time of Decedent's death, the Decedent resided at 2156 Freeman Lane, Madison, Tennessee, 37115, Davidson County, Tennessee.

12. The Decedent did not leave a Last Will and Testament

13. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

14. 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

Signed this 4th day of July, 2025

Affiant

Sworn to and subscribed before me by Hope Hale, ("Affiant") on this 4th day of July, 2025.

HOPE HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission expires: 09-07-2026

Individual Notary Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julius Lamont Jackson, **Affiant** 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 12th date of July, 2025.

Notary Public

My Commission Expires 09-07-25

HOPE HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON