Karen Johnson
Batch # 1299902
07/21/2025 08 33 22 AM
Fees $22 00 Taxes $0 00
Davidson County
AFFIDAVITH
4 pgs
20250721-0056992

**THIS INSTRUMENT PREPARED BY:**
ROLAND T HAIRSTON, II, ESQ.
615 MAIN STREET, SUITE 106
Nashville, TN 37206

**GRANTEE:**
JAMES B HOCKETT, III
1135 TULIP GROVE ROAD
HERMITAGE, TN 37076

**SEND TAX NOTICES TO:**
JAMES B HOCKETT, III
1135 TULIP GROVE ROAD
**HERMITAGE, TN 37076**

**MAP & PARCEL:**
086 00 0 111 00

**INSTRUMENT NUMBER:**
00002291-0000569

# AFFIDAVIT OF HEIRSHIP

*Tennessee Code Annotated § 30-2-712*

STATE OF Tennessee
COUNTY OF Wilson

On this 14 day of July, 2025, before me personally appeared Marion Bender, ("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 **Esther Mae Hockett,** ("Decedent") died at age 83 on March 2 2025 At the time of her death, Decedent resided at 1135 Tulip Grove, Hermitage, TN 37076 The Affiant makes oath as follows

1. My full name is Marion D. Bender ("Affiant")
2. I reside at 1316 Tulip Grove Rd #603 Hermitage TN 37076
3. I have personal knowledge of the matters stated in this Affidavit
4. Facts concerning my relationship to Esther Mae Hockett ("Decedent") are.

Family Friend

5. The Decedent died in Hermitage, Davidson County, Tennessee on March 2, 2025.
6. The Decedent was unmarried at the time of her death
7. The Decedent had no children during her lifetime
8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children
9. The Decedent's only sibling was James B Hockett, Jr
10. James B Hockett, Jr. died on November 17, 1974

11. James B Hockett, Jr was unmarried at the time of his death

12. James B Hockett, Jr had one minor child during his lifetime, James B Hockett, III

13. The Decedent's parents were James B Hockett, Sr and Georgia S Hockett

14. James B Hockett, Sr died on June 12, 2005

15. Georgia S Hockett died on June 29, 2006

16. The only children of James B Hockett, Sr and Georgia S Hockett were the Decedent and James B Hockett, Jr

17. The real property to which this *Affidavit* applies is located at 1135 Tulip Grove Road, Hermitage, Davidson County, Tennessee 37076 and is more fully described as

> *Being part of tract No 4 of the division of lands of Rufus Wilson and Laura Wilson Evans which division of said lands was surveyed by Erle Drake, County Surveyor of Davidson County, Tennessee, February 25, 1928, and being part of said tract NO 4 as surveyed by James A Hamilton Jr , Surveyor, September 3, 1948, described as follows*
>
> *Beginning at an iron pin in the easterly margin of Tulip Grove Road, said point being the southwesterly corner of the property conveyed to James B Hockett and wife, Georgia S Hockett, by deed from Addie Wilson Hockett, of record in book 1637, page 613, Register's Office for said County, thence S 83 deg E 270 feet to a point thence S 2 deg 30 min W 190 feet to a point, thence N 83 deg W to a point in the easterly margin of said Tulip Grove Road, thence northerly with the easterly margin of said road to the point of beginning*
>
> *Being part of the same property conveyed to Addie Wilson Hockett by deed of WilliamsWilson, et al, of record in book 734, page 453, said Register's Office*

18. At the time of Decedent's death, the Decedent resided at 1135 Tulip Grove Road, Hermitage, Davidson County, Tennessee 37076

19. The Decedent did not leave a *Last Will and Testament*

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

21. I have executed this *Affidavit of Heirship* in order to evidence the transfer of Decedent's interest in the real property to her heir-at-law, James B Hockett, III

22. I understand under Tenn Code Ann § 30-2-712, 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 felony

Signed this 14 day of July, 2025

Marion Bender
**Affiant**

Sworn to and subscribed before me by Marion D. Bender, ("Affiant") on this 14 day of July, 2025

Lavonzale Saddler
**Notary Public**

My Commission expires December 29, 2026

LAVONZALE SADDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**Individual Notary Acknowledgement**

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marion D. Bender 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 14 date of July, **2025.**

Lavonzale Saddler
Notary Public

My Commission Expires DECEMBER 29, 2026

