Karen Johnson Davidson County
Batch# 1300707 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20250722-0057849

This Instrument was Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Deborah J. Cheairs of Davidson County, State of 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. **DECEDENT.** Decedent Leroy Bruce Cheairs, a resident of Davidson, Davidson County, Tennessee, died intestate on December 1, 2009.

2. **DECEDENT'S SPOUSE.** At the time of the Decedent's death, he was unmarried.

3. **DECEDENT'S CHILDREN.** The Decedent died with two surviving issues: Naomi E Cheairs and Deborah J. Cheairs, adult daughters of the Decedent and residents of Davidson County, State of Tennessee. The Decedent had no children who predeceased him, no adopted children, nor are there any descendants of deceased children or adopted children.

4. **DECEDENT'S REAL PROPERTY.** At the time of his death, the Decedent owned real property located at 1302 Hawkin St, Nashville, TN 37203, and being more particularly described as follows:

   Land in Davidson County, Tennessee, being the Easterly 50 feet of No. 9 on the plan of McCall Heirs Subdivision of Lots in Sigler's Plan, of record in Book 161, Page 61, Register's Office for said County. Said part of Lot No. 9 fronts 50 feet on the Northerly margin of Hawkins Street and extends back between Parallel lines 205 feet to an alley.

5. **DECEDENT'S DEBTS.** To the best of my knowledge, the Decedent did not have any unpaid debts.

6. **FAMILY HISTORY.** Affiant is familiar with the family history of the Decedent and is aware of these facts because she is the daughter of the Decedent.

7. **VESTING OF PROPERTY CONFIRMATION.** This affidavit will confirm the vesting of the title of the Decedent's ownership interest in the real property located at 1302 Hawkins St., Nashville, TN 37203, after the death of the Decedent, who Naomi E. Cheairs and Deborah J. Cheairs.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and their title underwriters for liability that either or both of them may incur as a result of issuing policies of title

insurance on property located at 1302 Hawkins St., Nashville, TN 37203, in reliance on this affidavit.

The 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."

I, Deborah J. Cheairs, 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.

Deborah J. Cheairs

Affiant – Deborah J. Cheairs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Deborah J. Cheairs, 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 the 22 day of July, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/13/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/22/2025.

Affiant Signature

07/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/22/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

