Karen Johnson
Batch # 1301995
07/25/2025 08 55 40 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVITH
1 pg

20250725-0058800

Prepared by·
Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
Patricia C. Shells
1312 Goodmorning Drive
Nashville TN 37207

Send Tax Bills To:
OWNER

Map & Parcel:
41-3A-31

STATE OF TN
COUNTY OF Davidson

RE: 1312 Goodmorning Drive
Nashville TN 37207

I, James Tibbs, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state

1 Warren Shells died intestate on 5/4/2025
2 The decedent was married at the time of his death
3 The estate of the decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the decedent have been paid, or will be paid
5 There were 3 children born (or legally adopted) to the decedent, leaving as his sole heirs at law the following

1 **Patrica Shells (wife)**
2 **Larren L. Joplin (daughter)**
3 **Ulanda Hayes (Daughter)**
4 **Patrick Shells (Son)**

This affidavit is given as an inducement for Fidelity National Title Insurance Company and Westcor Land Title, to insure the title to the above described property without taking any exception as to any and all matters set out herein above, and further the undersigned agrees to Fidelity National Title Insurance Company, Westcor Land Title, and Advantage Title & Escrow, Inc for any loss caused by a misstatement of fact

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years

Witness my hand this the 2nd day of July, 2025

James Tibbs

Sworn to and subscribed before me this the 2nd day of July, 2025.

D. Michelle Malone
Notary Public

My Commission Expires 1-11-2026

D. MICHELLE MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026