Karen Johnson Davidson County
Batch# 1306734 AFFIDAVITH
08/07/2025 01:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250807-0062870

THIS INSTRUMENT PREPARED BY:
T. Drake Uselton
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

AFFIDAVIT OF HEIRSHIP

ADDRESSES OF NEW OWNERS:	SEND TAX BILLS TO:	PROPERTY ID:
Mark Sullivan and Grace Sullivan 6 Lanthorn Ln. Beverly, MA 01915	Mark Sullivan and Grace Sullivan 6 Lanthorn Ln. Beverly, MA 01915	Map and Parcel: 081-07-3V-001.00-CO

Comes now the Affiant, Kevin A. Sullivan, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his knowledge:

1. I am over the age of eighteen (18) years and make all statements based on my knowledge of all the facts contained in this affidavit.

2. I reside at 2000 Pennsylvania Ave., Apt. 221, Wilmington, DE 19806.

3. I knew James Sullivan (hereinafter "J. Sullivan") for his entire life. I am J. Sullivan's older brother.

4. J. Sullivan passed away without a will on July 22, 2024.

5. J. Sullivan was not married and did not have any children.

6. J. Sullivan's parents, Mark Sullivan and Grace Sullivan, survived J. Sullivan.

7. At the time of his death, J. Sullivan owned a certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

> Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1814 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170508-0045565, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Sullivan, a single man, by Warranty Deed from Kali Janette Hudson, an unmarried woman and Emily Anne Smith, an unmarried woman, as tenants in common, of record in Instrument No. 20210111-0004693, Register's Office for Davidson County, Tennessee, dated January 8, 2021, and recorded on January 11, 2021.

This is improved property known as 1814A 16th Ave. N., Nashville. TN 37208.

Further, Affiant sayeth not.

Dated this 5 day of August, 2025.

Kevin A. Sullivan, Affiant

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Kevin A. Sullivan, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that the statements contained in this Affidavit are true and correct to the best of his knowledge.

Witness my hand and official seal at this the 05 of AUGUST, 2025.

My commission expires: 01/10/2028

Notary Public

NISHIT ASHOKKUMAR SHAH
State of Delaware
Notary Public
Commission No. 20231211000016
My Commission Expires 01/10/2028

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **08/05/2025**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **08/07/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **08/07/2025.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

