Karen Johnson Davidson County
Batch# 1314755 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
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This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: July 30, 2025 File No.: S-0052	Property: 330 Margo Lane Nashville, TN 37211
Buyer(s): Agustin Morell Carrazana	Seller(s): Thomas Chadwick Martin Joyce Ann Martin

THOMAS CHADWICK MARTIN JR, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Sumner County, Tennessee, residing at 2182 Highway 52E, Portland, Tennessee 37148.

2. That Affiant personally knew **JOY C MARTIN**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Affiant is Decedent's Grandson.

3. That Affiant personally knew the Decedent for 36 years.

4. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held a **100%** undivided interest in the following described real estate in **DAVIDSON** County, Tennessee:

Situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 62 on the Plan of Haywood Acres, Section One, as of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 110.0 feet on the northwesterly side of Margo Lane and runs back between lines 193.8 feet on the northeasterly line and 175.0 feet on the southwesterly line to a broken dead line in the rear on which it measures 200.1 feet.

Being the same property conveyed to John ~~F.~~ K Martin and wife, Joy C. Martin by Warranty Deed from Jones and Land Company, a Tennessee corporation of record in Book 3131, page 269, Register's Office for Davidson County, Tennessee, dated September 16, 1960 and recorded on September 19, 1960.

The said John K. Martin having died on or about May 18, 2005, vesting Joy C. Martin as surviving tenant by the entirety.

The said Joy C. Martin having died on or about October 25, 2017.

Being the same property conveyed to Larry L. Roberts, Trustee by Quitclaim Deed from Thomas Chadwick Martin and his wife, Joyce Ann Martin and John Randy Martin, an unmarried man of record in Instrument No. 20180220-0016053 Register's Office for Davidson County, Tennessee, dated February 19, 2018 and recorded on February 20, 2018, and within the same Deed, Larry L. Roberts, Trustee, conveyed said interest unto Thomas Chadwick Martin and John Randy Martin.

7. That Decedent died on **OCTOBER 25th,** and was at the time a resident of 330 Margo Lane, Nashville, **Davidson** County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Thomas Chadwick Martin___ John Randy Martin__

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Thomas Chadwick Martin___ John Randy Martin__

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Thomas Chadwick Martin___ John Randy Martin__

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 23th day of July, 2025.

THOMAS CHADWICK MARTIN JR, Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed to and sworn before me this 23 day of July, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make 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 Julv23. 2025.

Affiant Signature

26th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028