Affidavit of Heirship

Karen Johnson Davidson County
Batch # 1320301 AFFIDAVITH
09/09/2025 01:36:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072078

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON.)

Re: Property described in Book 6832, page 906, Register's Office for Davidson County, Tennessee. Map/Parcel Number 093 04 0 101.00

Delorse Bond, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Tennessee; and resides at the following address: 2712 Oakwood Avenue, Nashville, Tennessee, 37207.

2. That Affiant personally knew William Lee Epps, hereafter referred to as the Decedent, and has personal knowledge of the family of the Decedent by reason of the fact that Affiant was a longtime family friend of the Decedent's family, including the Decedent's twin sister, Willie L. Epps.

3. That Affiant knew that at the date of death, the Decedent owned real estate located at 1000 Lenore Street in Davidson County, Tennessee, more particularly described on the attached **Exhibit A.**

4. That the Decedent died intestate on or about May 31, 2018, leaving his niece, Christina R. Kirk, as his sole heir-at-law, and at the time of his death, Decedent had no other living heirs and since that time, the Decedent's niece has been both financially and physically caring for said property.

5. This Affidavit is freely given pursuant to T. C. A. §30-2-712, et seq.

Date as of the 11th day of September 2025

Delores Bond

Delores Bond, Affiant

Prepared by:
Kysha Williams, OBA #19384
7605 Eastgate Drive, Oklahoma City, OK 73162
Attorney at Law
405-512-1466/Kyshialaw@yahoo.com

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delores Bond, the within named Affiant, with whom I am personally acquainted (or proved to me based on satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that she executed then within instrument for the purposes therein contained.

Witness my hand and official seal, as of the 7th day of September, 2025.

NOTARY PUBLIC

My commission expires: September 8, 2025

JOANNA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
To Affidavit of Heirship

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Haynie's Central Park, as recorded in Book 161, page 116, Register's Office of Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the southerly margin of Lenore Street and extends back between parallel lines 164.0 feet to a dead line in the rear on which measures 50 feet thereon.

Being the same property conveyed to William Lee Epps and Kristina Renee Kirk by Affidavit of Heirship filed April 17, 2018, in Davidson County, Tennessee.

This property is located at 1000 Lenore Street, Nashville, TN 37206.