This instrument prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
FILE NO CT-25-4671

Tax Map and Parcel: 061-02-0-113.00

Karen Johnson Davidson County
Batch# 1332412 AFFIDAVITH
10/09/2025 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251009-0080933

AFFIDAVIT AS TO HEIRS
of
CHARLES L. TOWNSEND, SR.
(Pursuant to T.C.A. §30-2-712)

State of TENNESSEE
County of Sumner

On the 6 day of October, 2025, before me personally appeared Judy Marsh, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Charles L. Townsend, Sr., "the Decedent."

And That the Affiant knew the Decedent for over 40 years and is familiar with Decedent's family history as they have been family friend during this time period.

And that said Decedent died on or about March 23, 2025, **a widower**, having been predeceased by his spouse, Hattie Townsend, who died on or about March 20, 2025.

Title to the herein described real property in **Davidson** County, Tennessee was vested in Charles L. Townsend, Sr., the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Charles L. Townsend, Jr.	**Son**
Demetria Teasley	**Daughter**
Rayfield Townsend	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Charles L. Townsend, Jr., Demetria Teasley and Rayfield Townsend,** as all the heirs at law of **Charles L. Townsend, Sr.**

And said decedent did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

I, **Judy Marsh** the Affiant, 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. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by City Title, LLC, The Title Group, LLC, Westcor Land Title Insurance and Affiant agrees to indemnify the aforesaid law firm and title companies against any loss or damage if the information provided herein is fraudulent and/or false.

Judy Marsh

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Judy Marsh, the bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 6 day of October, 2025.

Notary Public
My Commission Expires: 12-1-27
(Notary Seal)

JOHN C. BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Property 1:
The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 165 on the Plan of Gra-Mar Acres, Section VI, as of record in Plat Book 2331, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles L. Townsend, Sr. and Hattie Townsend, by Warranty Deed from Thomas F. Pearson, dated 05/10/2006 and recorded on 05/19/2006, of record in Instrument Number 20060519-0058970, in the Register's Office for Davidson County, Tennessee.

Hattie Townsend died March 20, 2025, leaving Charles L. Townsend, Sr., as the surviving tenant. Charles L. Townsend, Sr., died intestate on March 23, 2025, leaving Charles L. Townsend, Jr., Demetria Teasley and Rayfield Townsend and his heirs-at-law.

Certificate of Authenticity

I, **Ryan Lux**, 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 10/6/25.

Date

Affiant Signature

10/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

