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 7 pgs
Fees: $37.00 Taxes: $0.00
20251009-0080934

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

State of TN
County of Sumner

On the 6 day of October, 2025, before me personally appeared **Charles L. Townsend, Jr., Demetria Teasley and Rayfield Townsend,**, "the Affiants", to me personally known, who being by me duly sworn, on oath did say that Affiants are over eighteen (18) years of age and are familiar with the family history of Charles L. Townsend, Sr., "the Decedent."

And that the Affiants knew the Decedent for over their lifetimes and are familiar with Decedent's family history as they have been his children 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"

Affiants further state that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such person is 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**

Affiants state 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.

We, **Charles I. Townsend, Jr.,Demetria Teasley, and Rayfield Townsend** the Affiants, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of our knowledge, information, and belief. That Affiants acknowledge and agree 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 Affiants agree to indemnify the aforesaid law firm and title companies against any loss or damage if the information provided herein is fraudulent and/or false.

Charles I. Townsend, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal of office, this 7th day of October, 2025.

TARLESHIA JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/09/2027
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 3/9/2027

Demetria Teasley

Demitria Teasley

DT
Mr. Demetria Teasley

STATE OF _____
COUNTY OF _____ See ATTACHED.

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

Witness my hand and official seal at office, this _____ day of _____, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 10 / 07 / 2025 *Date* before me, P. I. Wren, Notary Public *Here Insert Name and Title of the Officer*

personally appeared ** Demetria Teasley ** *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

P. I. WREN
Notary Public - California
San Diego County
Commission # 2407302
My Comm. Expires Jun 7, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit And Indemnity Agreement Regarding The Estate Of Charles L. Townsend, Sr.

Document Date: 10 / 07 / 2025 Number of Pages: **4**

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Demetria Teasley	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Self	Signer is Representing:

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Rayfield Townsend

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 **Rayfield Townsend,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

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

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC

My commission expires: 12-1-27

(Notary Seal)

EXHIBIT A

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)

