Karen Johnson Davidson County
Batch# 1335332 AFFIDAVITH
10/17/2025 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0082842

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Joe G. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **29th** day of **September, 2025**, before me personally appeared **Robert Russell**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of **Davidson County**, residing at 412 Springtime Ct. Antioch, TN 37013.

That Affiant was personally acquainted with Joe G. Sutton, "Decedent," during Decedent's lifetime, knew "Decedent" for 35 years, and was familiar with Decedent's family history;

That Affiant was a **longtime family friend** of the Decedent.

That Decedent died on June 4, 2025 and that the decedent's place of residence and homestead at the time of death, was as follows: **2805 Mossdale Dr., Nashville, Tennessee 37217**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**

	Name
Surviving Children:	**Jacqueline Bryant**
	Alfreda Sutton
	Sharon Sutton

	Name
Deceased Children:	**None**

	Name
Adopted Children:	**None**

	Name
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, Page 101, Register's Office for said County.

Said lot fronts 82 feet on the westerly side of Mossdale Drive and extends back 106.46 back on the northerly line and 110 feet on the southerly line to a dead line which is a broker line and measures 159.15 feet thereon.

Property Address: 2805 Mossdale Dr., Nashville, TN 37217

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Robert Russell - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this **29th** day of **September, 2025.**

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert Russell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this **29th** date of **September, 2025.**

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 16, 2025.

Lissa Groom
Affiant
Date: 10-17-25

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of October, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON