This instrument was prepared by Jennifer Gooch 1037 Center Pointe Rd Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1340777 AFFIDAVITH
10/31/2025 01 01 25 PM 2 pgs
Fees $12 00 Taxes $0 00
20251031-0086855

AFFIDAVIT OF HEIRSHIP

LATISHA RENA WATTS, DECEDENT

The undersigned having been duly sworn according to law deposes and sayeth:

1. Latisha Rena Watts, decedent, was owner of fee simple interest in the following described real estate:

   HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS, A CERTAIN TRACI' OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED, AS FOLLOWS; TO-WIT:

   Being Lot #129 on the Map of Sequoia Valley Subdivision, Section 3 as recorded in Plat Book 4460, Page 82, Registers Office of said County.

   Said Lot 129, begins at a monument in the easterly margin of Cheynne Blvd., and in the Madison College Line, and goes N 73 degrees 31'E with the Madison College Line 219.5 feet to a monument in said line and common corner with the Hawkins Property:; Thence along a common line with Hawkins, S 40 degrees 24' E 116 feet to an iron pin; thence S 70 degrees29'W 260.5 feet to a pin in the margin of Cheyenne Blvd,; Thence in a northerly direction 120 feet with the margin of said Blvd. to the point of the beginning.

   Being the same property conveyed to Latisha Rena Watts by Affidavit of Heirship due to the death of her father, Randall Calvin Watts, intestate succession as the sole heir of his estate as of record in the Register's Office of Davidson County, Tennessee, in Instrument No. 20251031-0086853.

   This is improved property known as: 1253 Cheyenne Blvd. Madison, Tennessee

2. Latisha Rena Watts. died April 13, 2021, intestate unmarried without a spouse.

3. The Decedent resided at 407 Hitt Lane, Goodlettsville, Tennessee at the time of her death.

4. At the time of death, Latisha Rena Watts, never married had one adult child as an heir:
   Keelan Watts
   1253 Cheynne Blvd. Madison, Tennessee

5. The Affiant, Vicki Trebing is a friend of the family and mother of decedent, Latisha Rena Watts and has known the family and decedent for over 51 years.

6. The Affiant attests that the heirs of the decedents listed below are true:

   Keelan Watts, adult daughter of Decedent
   1253 Cheynne Blvd. Madison, Tennessee

Vicki Trebing

Vicki Trebing, Affiant

KARLA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 30th day of 10 2025.

My commission expires: 09-05-28

Notary Public