Karen Johnson Davidson County
Batch# 1346500 AFFIDAVITH
11/14/2025 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0091118

AFFIDAVIT OF HEIRSHIP	**OATH OF CONSIDERATION:** T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Hywater Title, LLC
312 E. College St., Dickson, TN 37055

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Rutherford

COMES NOW my affiant, **Sheila Channell,** an adult over eighteen (18) years of age, after first being duly sworn and under penalty of perjury does hereby depose and say, dated to be effective as of the 7th day of November, 2025:

1. My name is Sheila Channell. I am a resident of Rutherford County, State of Tennessee.

2. I am familiar with **Robert Eugene Eason ("Decedent")**, as I have known him and his family for many years.

3. Decedent was born on December 8, 1928, died on June 12, 2025, and at the time of his death, his address was 3686 Richbriar Circle, Nashville, TN 37211. He was a widower at the time of his death. He was predeceased by his wife, Nancy D. Eason a/k/a Nancy Carolyn Eason, who died on April 12, 2019. Decedent had two children who survived him, named Robert M. Eason and Lisa Carolyn Cannon. Decedent did not legally adopt any other children.

4. Accordingly, Decedent has the following heirs at law:

   Robert M. Eason, his son

   Lisa Carolyn Cannon, his daughter

   And no other heirs

5. Robert M. Eason is a living heir of Decedent and has reached the age of majority. He is a resident of the State of Tennessee. Lisa Carolyn Cannon is a living heir of Decedent and has reached the age of majority. She is a resident of the State of Tennessee.

6. This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., of the Tennessee Code Annotated, based on the personal knowledge of the affiant, to help establish and reflect the heirship with respect to any real or personal property owned by Decedent, and particularly to confirm the vesting of title in fee simple to certain real property in Davidson County, Tennessee, said property having an address of 3686 Richbriar Circle, Nashville, TN 37211, more particularly described as follows:

Being Lot No. 303 on the Plan of Hillbrook, Section V, as of record in Book 3700, Page 73, Register's Office for Davidson County, Tennessee. Said Lot fronts 75 feet on the east side of Richbrier Circle and runs back 174.1 feet on the south line and 159.4 feet on the north line to a dead line in the rear on which it measures 96.2 feet.

Being the same property conveyed to Robert E. Eason and wife Nancy D. Eason, by Warranty Deed from John S. Campbell and wife Patricia B. Campbell, of record in Book 4196, Page 509, in the Register's Office for Davidson County, Tennessee, dated December 8, 1967 and recorded on December 11, 1967.

FURTHER AFFIANT SAYETH NAUGHT.

Sign: Sheila Channell
Name: **Sheila Channell**

S.S.
STATE OF TN
COUNTY OF Rutherford

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Sheila Channell**, the within named affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purposes therein contained, and being first duly sworn by me upon her oath, affirmed that the statements contained in the foregoing affidavit are true and correct.

Subscribed and sworn to before me this 7th day of November, 2025.

Elvira Deo
Notary Public
My commission expires: 09/16/2029

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 11/07/2025.

John Cobb Rochford

Date: 11/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11/07/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29