Karen Johnson Davidson County
Batch# 1348043 AFFIDAVITH
11/19/2025 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092355

This Instrument Prepared by:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211
From Information Furnished by the Parties

AFFIDAVIT OF HEIRSHIP RE LOLITA CANNON

STATE OF TENNESSEE)
COUNTY OF Sumner)

COMES TONY CANNON, DANQUES FITZGERALD, and TRESHANA FITZGERALD, Affiants herein who, after being first duly sworn according to law, deposes and makes oath as follows:

1. That Affiants are at least eighteen (18) years of age, and has personal knowledge of the facts as herein stated.

2. That Affiants are the surviving spouse (Tony Cannon), and the sole issue (Danques Fitzgerald & Treshana Fitzgerald) of Lolita Cannon, Decedent.

3. That Decedent died intestate on June 1, 2025.

4. That Decedent had no further issue, natural or adopted, predeceased or surviving.

5. That at the time of her/his death, Decedent had an interest in certain real property bearing the street address of 4752 Greystone Street, Antioch, TN 37013.

6. That Affiant is fully aware that a Doretha Jones is executing an Affidavit of Heirship re Lolita Cannon, and aver that said Doretha Jones possesses the requisite personal knowledge that would allow her to attest to the matters therein contained.

7. That this Affidavit of Heirship is freely given with full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit, known by such person to be false, or about which such person does not have sufficiently definitive 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 (2).

8. That Affiants fully understand that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiants hereby agree to indemnify any entity/person that incurs damages arising from any false or misleading statement contained in this Affidavit.

FURTHER, AFFIANT(S) SAITH NOT.

Witness my/our hand and seal on this, the 30th day of October, 2025.

TONY CANNON

TRESHAWNA FITZGERALD

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

My commission expires: 9-19-2028

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony Cannon and Treshawna Fitzgerald, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of October, 2025.

My commission expires: 9-19-2028

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

FURTHER, AFFIANT(S) SAITH NOT.

Witness my/our hand and seal on this, the 30 day of October, 2025.

DANQUEZ FITZGERALD SC

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 30 day of October, 2025.

My commission expires: May 8, 2028

NOTARY PUBLIC

My Commission Expires
May 8, 2028

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danquez Fitzgerald SC, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of October, 2025.

My commission expires: May 8, 2025

NOTARY PUBLIC

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 10/30/25 (date of document).

D Paulsson
Affiant Signature

11/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

