Karen Johnson Davidson County
Batch# 1350683 AFFIDAVITH
11/25/2025 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0093997

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 JAMES ROBERT BENSON AND JUDA EMMALINE BENSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

COMES BONNITA CHRISTINE BENSON, Affiant herein who, after being first duly sworn according to law, deposes and makes oath as follows:

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

2. That Affiant is the surviving issue of James Robert Benson and Juda Emmaline Benson.

3. That James Robert Benson died intestate on/about November 24, 2004, survived by his spouse, Juda Emmaline Benson, and his surviving issue, Bonnita Christine Benson, Affiant herein.

4. That Juda Emmaline Benson died intestate and unmarried on/about February 22, 2025, survived by her surviving issue, Bonnita Christine Benson, Affiant herein.

5. That James Robert Benson and Juda Emmaline Benson had a child, Carol Benson, who died in infancy on/about May 9, 1967.

6. That neither James Robert Benson nor Juda Emmaline Benson had any further issue, natural or adopted, predeceased or surviving.

7. That at the time of their respective deaths, James Robert Benson and Juda Emmaline Benson had an interest in certain real property bearing the street address of 2534 Woodberry Drive, Nashville, TN 37214.

8. That Affiant is fully aware that a Virginia Jackson is executing an Affidavit of Heirship re James Robert Benson and Juda Emmaline Benson, and avers that said Virginia Jackson possesses the requisite personal knowledge that would allow her to attest to the matters therein contained.

9. 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).

10. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of real property, and Affiant hereby agrees 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 19 day of November 2025.

Bonnita C. Benson
Bonnita Christine Benson

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

My commission expires: 9/3/29

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnita Christine Benson, 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 19 day of November, 2025.

My commission expires: 9/3/29

NOTARY PUBLIC

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/19/25 (date of document).

Jennifer Russell
Affiant Signature

11/24/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

