Karen Johnson Davidson County
Batch# 1354445 AFFIDAVITH
12/05/2025 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251205-0096667

This Instrument Prepared By and Please Return To:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN, 37212
Phone: (615)383-2903

AFFIDAVIT OF HEIRSHIP

I, **Jacqueline B. Batres Gomez,** hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant presently resides at the following address:

   1276 School Lane
   Nashville, TN 37217

2. That Affiant personally knew **Israel O. Alvarado** (DOB: **July 6, 1947**, now deceased), and has personal knowledge of the family of the Decedent **Israel O. Alvarado**, who is also known as Ysrael Osegueda Alvarado.

3. That Affiant knew that at the date of his death, **Israel O. Alvarado** had an ownership interest in certain real estate in **Davidson** County, Tennessee, known as **321 Harrington Avenue, Madison, TN 37115,** and with a Parcel ID of **05201005500.**

4. That **Israel O. Alvarado** died intestate on **November 10, 2025,** in Davidson County, Tennessee.

5. That **Israel O. Alvarado** was married at the time of his passing to **Mirna V. Monge (DOB: January 9, 1972).**

6. That **Israel O. Alvarado** had 2 children born to him or adopted by him during his life, listed as follows:

   Telmi Roxana Osegueda Monge (DOB: June 25, 1990)

   Medardo Alfonso Osegueda Monge (DOB: November 19, 1991, Deceased: October 11, 2003)

7. That as of the date listed herein**, Mirna V. Monge** and **Telmi Roxana Osegueda Monge** constitute all the heirs-at-law of **Israel O. Alvarado,** and are the sole owners of the property interest mentioned herein.

FURTHER AFFIANT SAITH NOT.

Jacqueline B. Batres Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Jacqueline B. Batres Gomez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 4th day of December 2025.

Notary Public

My Commission expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, Adam H. Jefferson, 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 December 4, 2025 (date of document).

Affiant Signature

Date 12-4-2025

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: