This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: MJ-MMCLR-25-600

Karen Johnson Davidson County
Batch# 1363025 AFFIDAVITH
12/30/2025 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103729

AFFIDAVIT OF HEIRSHIP

I, **Philip Byron Bates**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: **29322 Grass Bunker Drive, San Antonio, FL 33576**

2. That Affiant knew **Joyce A. Jones, AKA Joyce Ann Dotson Jones, AKA Joyce D. Jones**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and/or family of the Decedent, having known the Decedent for more than 47 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: **600 Lawrence Street, Old Hickory, Tennessee 37138**

4. That Decedent died on **October 24, 2025**, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died testate, however LWT was not admitted to probate. The beneficiary of the real property is the same individual who would take the interest as her intestate heir at law.

6. That Decedent was survived by the following persons:

   Surviving Spouse: **None (Jack L. Jones DOD 10/14/1994 - Pre-deceased). Decedent was unmarried at the time of her death.**

   Surviving Children (adopted, natural born, legitimate or illegitimate): **None**

   Deceased Children (adopted, natural born, legitimate or illegitimate): **Brian Landon Jones (DOD 05/14/1992 - Pre-deceased) and Carla Diane Bates (DOD 07/23/2021 - Pre-deceased)**

Children of Deceased Children (adopted, natural born, legitimate or illegitimate): **Philip Byron Bates, Jr. (Only Child of Carla Diane Bates). Brian Landon Jones died without issue.**

7. That this Affidavit of Heirship is freely given with all 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 sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

Philip Bates

Philip Byron Bates

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Philip Byron Bates**, 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 23rd day of December, 2025.

Notary Public

Notarized online using audio-video communication

My Commission expires: 10/25/2027

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 12/23/25 (date of document).

Affiant Signature

12/23/2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 23 day of DECEMBER, 2025.

Notary Signature

My Commission Expires: 9/15/27
Notary Seal

