Karen Johnson
Batch # 1393028
03/16/2026 08:28:07 AM
Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20260316-0020343

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
LUTRINA SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

REGINALD SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

SHARINA SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

ANGELA WELLINGTON
2334 AUSTIN HWY, APT. 3202
SAN ANTONIO, TX 78218

SEND TAX NOTICES TO:
LUTRINA SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

REGINALD SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

SHARINA SHAW
5065 CRESSER STREET
MEMPHIS, TN 38116

ANGELA WELLINGTON
2334 AUSTIN HWY, APT. 3202
SAN ANTONIO, TX 78218

MAP & PARCEL ID:
136 14 0 239.00

LEGAL REFERENCE #:
20140917-008516

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Tennessee
COUNTY OF Davidson

On this 10 day of March, 2026, before me personally appeared Denotrice Watkins, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Tamara D. Sanders, ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is Denotrice Watkins ("Affiant").
2. I reside at 3908 Albion St. Nashville, TN 37209.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Tamara D. Sanders ("Decedent") are: I am a friend of Tamara for 20 plus years.
5. The Decedent died in Nashville, Davidson County, Tennessee on May 24, 2022.
6. The Decedent was not married at the time of her death.
7. The Decedent was survived by her siblings. They are:
   a. Lutrina Shaw (Sister) who resides at 5065 Cresser St. Memphis, TN 38116.
   b. Reginald Shaw (Brother) who resides at 5065 Cresser St. Memphis, TN 38116.

c. Sharina Shaw (Sister) who resides at 5065 Cresser St. Memphis, TN 38116.
d. Angela Wellington (Sister) who resides at 2334 Austin Hwy, Apt. 3202, San Antonio, TX 78218.

8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

9. The real property to which this Affidavit applies is located at 707 Holder Drive, Nashville, Tennessee, 37217, Davidson County, Tennessee and is more fully described as:

Being Lot No. 71B, on the plan of Zone Lot Division, Lot 71 Harbor Gate Section I, as the same appears of record in Plat Book 6900, Page 694, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sarah L. Thomas by deed from David L. Thomas, dated 02/12/2001, of record in Instrument No. 20010221-0015959, said Register's Office.

Being the same property conveyed to Tamara D. Sanders from Sarah L. Thomas by Warranty Deed on 09/17/2014 in Instrument No. 2014091-00885166.

This is improved property known as 707 Holder Drive, Nashville, TN 37217.

10. At the time of Decedent's death, the Decedent resided at 707 Holder Drive, Nashville, TN 37217, Davidson County, Tennessee.

11. The Decedent did not leave a Last Will and Testament.

12. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

13. Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite 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(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Signed this 10 day of March, 2026.

Affiant

Sworn to and subscribed before me by Denotrice Watkins ("Affiant") on this 10th day of March, 2026.

Notary Public

My Commission expires: 1/22/2029

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Individual Notary Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Denotrice Watkins, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 10th date of March, **2026.**

Valeria Montano
Notary Public

My Commission Expires: 1/22/2029

VALERIA MONTANO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY