Send Tax Notices To:
Janet A. Johnson
103 Hillcrest Drive
Hendersonville, TN 37075

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Ste 2370
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1395457 AFFIDAVITH
03/20/2026 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022396

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF SUMNER

Robin W. Venable, being first duly sworn according to law, states that she is a person of lawful age and sound mind and further deposes and states as follows:

My cousin, Jennifer E. Johnson, was born January 16, 1969, in Bowling Green, Kentucky to Donald L. Johnson and Janet A. Johnson. She was not married and had no children. Donald L. Johnson died on April 6, 2022. Jennifer E. Johnson died intestate on March 20, 2024, at the age of fifty-five (55) years. Her sole heir is her mother, Janet A. Johnson. Jennifer E. Johnson died a resident of Davidson County, Tennessee, owning certain real property located in said county, which is described as follows:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Doc # 20061002-0121292, ID# 083-07-0-307-00, being known and designated as Lot No. 2 on the Plan of Eastland Acres, Section One, as of record in Book 2133, Page 103, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Johnson, unmarried, by Quitclaim Deed from Jennifer Johnson Adam, single, of record at Instrument Number 20140611-0050888, Register's Office for Davidson County, Tennessee.

This affidavit is freely given pursuant to TENN. CODE ANN. § 30-2-712 to help establish and reflect the heirship with respect to this real property.

FURTHER, AFFIANT SAITH NOT.

ROBIN W. VENABLE

Sworn to and subscribed before me
this 3rd day of March, 2026.

Angie Keith
Notary Public

My Commission Expires: 01/30/2029



CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 March 3, 2026.

Affiant Signature

03.20.26
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 20 day of March, 2026.

Notary's Signature

My Commission Expires: 06.20.28

