Karen Johnson
Batch # 1411928
04/28/2026 08:15:20 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20260428-0036623

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

GRANTEE(S):
LACRECIA DANGERFIELD
3222 CYNTHIA LANE
NASHVILLE, TN 37207

LAVITA DANGERFIELD
3222 CYNTHIA LANE
NASHVILLE, TN 37207

SEND TAX NOTICES TO:
LACRECIA DANGERFIELD
3222 CYNTHIA LANE
NASHVILLE, TN 37207

LAVITA DANGERFIELD
3222 CYNTHIA LANE
NASHVILLE, TN 37207

MAP & PARCEL ID:
136 14 0 239.00

LEGAL REFERENCE #:
20140917-008516

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Pennsylvania

COUNTY OF Beaver

On this 21st day of April, 2026, before me personally appeared Melissa Charice Braden, ("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 Annie M. Dangerfield, ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is Melissa Charice Braden ("Affiant").
2. I reside at 808 Clematis Drive.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Annie M. Dangerfield ("Decedent") are:
   Cousin
5. The Decedent died in Nashville, Davidson County, Tennessee on February 6, 2023.
6. The Decedent was predeceased by her husband, Bobby E. Dangerfield, and was not married at the time of her death.
7. The Decedent had two (2) children in her lifetime:
   a. Daughter, Lacrecia Dangerfield, 3222 Cynthia Lane, Nashville, TN 37207
   b. Daughter, LaVita Dangerfield, 3222 Cynthia Lane, Nashville, TN 37207
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 3222 Cynthia Lane, Nashville, TN 37207, Davidson County, Tennessee and is more fully described as:

Being Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Parkwood Estates, Section 2, or record in Book 3300, page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bobby E. Dangerfield and wife, Annie M. Dangerfield by deed from Deborah Cantrell Boyd Bumphus, unmarried of record in Book 9365 Page 225 in Register's Office for Davidson County, TN.

Bobby E. Dangerfield died on December 7, 2019, and all interest in property went to Annie M. Dangerfield as the parties owned said real property as tenants by the entirety according to Tennessee Law.

Annie M. Dangerfield died on February 6, 2023 and all interest in property passed to Lacrecia Dangerfield and LaVita Dangerfield as tenants in common according to Tennessee Law..

10. At the time of Decedent's death, the Decedent resided at 3222 Cynthia Lane, Nashville, TN 37206, 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 21st day of April, 2026.

Melissa Braden

Affiant

Sworn to and subscribed before me by Melissa Charice Braden, ("Affiant") on this 21st day of April, 2026.

Michael J Webb

Notary Public

My Commission expires: 11/08/2029

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J WEBB, Notary Public
Beaver County
My commission expires November 8, 2029
Commission Number 1290457

Notarized remotely online using communication technology via Proof.

Melissa Braden

Melissa Charice Braden

Individual Notary Acknowledgement

STATE OF Pennsylvania
COUNTY OF Beaver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Melissa Charice Braden, **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 21st date of April, **2026.**

Michael J Webb

Notary Public

My Commission Expires: 11/08/2029

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J WEBB, Notary Public
Beaver County
My commission expires November 8, 2029
Commission Number 1290457

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Donielle M. Beaty, 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 4/21/2026.

Date

Donielle Beaty

Affiant Signature

4/21/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

