MS2026-543

BOX 10-A (1)

Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1426321
05/28/2026 09:59:17 AM
Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20260528-0048333

AFFIDAVIT OF HEIRSHIP
As to
Robert Mario Gutierrez, a/k/a Robert Gutierrez

STATE OF Georgia
COUNTY OF Fulton

On this 19th day of May, 2026, Seth Andrew Boso, "Affiant", who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Cobb County, residing at 2435 Natoma Ct SE, Smyrna, GA 30080

The Affiant was personally acquainted with **Robert Mario Gutierrez, a/k/a Robert Gutierrez,** "Decedent", during Decedent's lifetime and was familiar with the Decedent's family history;

The Affiant was the friend of the Decedent.

That the Decedent died on or about November 2, 2025, and that the decedent owned Real Property known as: 1345 Bell Road, Unit 444, Antioch, TN 37013. The legal description is attached hereto as Exhibit A.

The Decedent was unmarried at the time of his death and was survived by the following child: Garreth Todd Gutierrez. The Decedent had no children born to him during his lifetime other than the said Garreth Todd Gutierrez.

Affiant further understands 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 definite knowledge to justify the making of such a sworn 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 of misleading statement herein made.

FURTHER AFFIANT SAYETH NAUGHT.

AFFIANT: _____

STATE OF Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 19th day of May, 2026.

_____
Notary Public

My Commission Expires: 12/10/2027

MA CECILE OWEN
NOTARY PUBLIC
My Commission Expires
12-10-2027
DEKALB COUNTY, GEORGIA

EXHIBIT A

Parcel: 162120B07100CO

Land in Davidson County, Tennessee, being Unit No. 15C, Phase II, together with the appurtenant interest in the common elements of Villas at Belle Parke, a horizontal property regime established by Master Deed of record as Instrument No. 20020911-0110959, and amended as Instrument Nos. 20021025-0130922, 20030515-0066792, and 20040218-0018915, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "A" to the aforementioned Master Deed amendment of record as Instrument No. 20040218-0018915, said Register's Office.