MS2026-54B

(2)

BOX 10-A

This Instrument Prepared by:
Momentum Title LLC
1704 Charlotte Ave Suite 105
Nashville, TN 37203

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

Davidson County
AFFIDAVITH
3 pgs

20260528-0048334

AFFIDAVIT OF HEIRSHIP

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, Garreth Todd Gutierrez, of Duval County, Florida, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Robert Mario Gutierrez (the "Decedent") died on November 2nd, 2025, a resident of Davidson County, Tennessee.

2. Decedent's place of residence at the time of death was 1345 Bell Road, #444, Nashville, TN 37013 (the "Property").

3. Decedent, at the time of his death, was the sole vested owner of the Property.

4. To the best of my knowledge, the Decedent did not have any unpaid debts.

5. Affiant is a resident of Duval County, in the State of Florida.

6. Affiant is familiar with the family history of the Decedent.

7. Decedent died intestate and without a will.

8. Affiant further states that Decedent was survived at the time of his death by the following children:

Name:	**Relationship:**
Garreth Todd Gutierrez, Administrator	Son

9. Affiant is aware of these facts because he knew the Decedent for the entirety of his life and is well aware of the Decedent's family history.

10. The Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC, LLC and their title underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 1345 Bell Road, #444, Nashville, TN 37013 Nashville, TN 37013 in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, Garreth Todd Gutierrez, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Todd 05/22/2026
Affiant

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Personally appeared before ~~me~~, the undersigned, a Notary Public, _____, the within named bargainor, with ~~whom~~ I am personally acquainted (or proved to me on the ~~basis of~~ satisfactory evidence), and who acknowledged that such person executed the within ~~instrument~~ for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of ~~May~~ 2026.

See attached FL acknowledgement (MB)

_____
Notary Public
My Commission Expires: _____

FLORIDA INDIVIDUAL ACKNOWLEDGEMENT
FS 117.05(13)

State of **Florida**

County of **St. Johns**

The foregoing instrument was acknowledged before me by means of

■ **Physical Presence,**

This **22nd** day of **May,** **2026**, by

Garreth Todd Gutierrez
Name of Person(s) Acknowledging

Natalie Bosch
Signature of Notary Public — State of Florida

Natalie Bosch
Name of Notary Typed, Printed or Stamped

■ **Produced Identification**

Type of Identification Produced: **State of FL**

Driver's License

NATALIE BOSCH
Notary Public-State of Florida
Commission # HH 622423
My Commission Expires
January 19, 2029

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: **AFFIDAVIT OF HEIRSHIP**

Date: **May 22, 2026** Number of Pages: **3 Including Acknowledgement**

Signer(s) Other Than Named Above: **N/A**

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