Karen Johnson
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Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
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20260713-0062997

This instrument was prepared by:
Shanone Emmack, Esq.
219 Third Avenue North
Franklin, Tennessee 37064
Phone: (615) 920-0906

AFFIDAVIT OF HEIRSHIP

BEFORE ME, the undersigned authority, on this day personally appeared VERON SHORTER ("Affiant"), who being first duly sworn according to law, upon oath deposes and states:

1. AFFIANT'S INFORMATION AND KNOWLEDGE

(a) My full legal name is VERON SHORTER

(b) I am over eighteen (18) years of age, of sound mind, and fully competent to make this Affidavit.

(c) I am a resident of DESOTO, County in the State of TEXAS.

(d) My relationship with the Decedent is FRIEND.

(e) I knew the Decedent for 27 years and have personal knowledge of the facts stated herein regarding the Decedent, the Decedent's family history, and real property.

2. DECEDENT PERSONAL INFORMATION.

Carlton L. Stokes Sr. ("Decedent") died on August 14, 2025, in Davidson County, Tennessee. At the time of his death, the Decedent was a resident of Davidson County, Tennessee, with his last known residence at 109 Holt Branch Road, Nashville, Davidson County, Tennessee 37211.

3. DECEDENT'S FAMILY INFORMATION

(a) Marriage Status. The Decedent WAS NOT married at the time of his death and was not survived by a spouse.

(b) Children. The Decedent DID have children. The Decedent was survived by three (3) adult children, namely:

(i) Carlton L. Stokes, Jr. *Adult Son*
1836 S. Stacy Street,
Wichita, Kansas 67207

(ii) Tivona S. Elliott, *Adult Daughter*
2315 Indigo Lane,
Arlington, Texas 76015

(iii) Cornelius L. Fields, *Adult Son.*
6210 Avanti Drive,
Arlington, Texas 76001

(c) **Grandchildren.** None of the Decedent's children predeceased the Decedent; accordingly, no issue of a deceased child takes any share by representation.

(d) **Parents.** The Decedent's parents are both deceased. Their information is as follows

(i) **Decedent's Father**
Ulysses Stokes Sr , *Deceased*
1812 Poplar Ave
Wichita, KS 67214
Date of Death : 04/14/2003

(ii) **Decedent's Mother**
Katie Bell Stokes, *Deceased*
1812 Poplar ave
Wichita, KS 67214
Date of Death: Unknown

(e) **Siblings.** Because the Decedent was survived by children, any siblings of the Decedent take no share of the Decedent's estate under Tennessee law.

4. ESTATE ADMINISTRATION.

(a) The Decedent DID NOT leave a Last Will and Testament and died intestate.

(b) The Decedent's Estate is being administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, styled *In re Estate of Carlton Stokes*, Case No. 26P378.

5. REAL PROPERTY AND HEIRSHIP.

(a) At the time of his death, the Decedent owned real property located at 109 Holt Branch Road, Nashville, Davidson County, Tennessee 37211, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 1B, Stone Creek Park, of record in Book 9700, Page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Being the same property conveyed to Carlton Stokes, an unmarried man, by Quitclaim Deed from Nancy J. Stokes and Carlton Stokes, of record as Instrument No. 20100202-0008329, Register's Office for Davidson County, Tennessee.

(b) Based on the information provided and in accordance with the laws of intestate succession of the State of Tennessee, *Tenn. Code Ann. § 31-2-104*, the following individuals are the sole heirs at law of the Decedent, and title to the above-described real property vested in them upon the Decedent's death, as tenants in common, in the following shares:

Heir at Law	**Share of Real Property**
Carlton L. Stokes, Jr.	undivided one-third (1/3) interest (33⅓%);
Tivona S. Elliott	undivided one-third (1/3) interest (33⅓%);
Cornelius L. Fields	undivided one-third (1/3) interest (33⅓%).

(c) Affidavit shall confirm the vesting of title to the said real property in the above-named heirs at law, as tenants in common, in their respective one-third (1/3) shares.

FURTHER, AFFIANT SAITH NOT.

Tivona S. Elliott

Tivona S. Elliott, Affiant

STATE OF Texas

COUNTY OF Tarrant

Subscribed and sworn to before me this 11 day of July, 2026.

Notary Public

My Commission Expires: 10/03/2026

DENEEN MIXSON
Notary ID #133996443
My Commission Expires
October 3, 2026

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 13 day of July, 2026, before me,
Day *Month* *Year*

Lavelle Miller, the undersigned Notary Public,
Name of Notary Public

personally appeared Tivony Elliott,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

LAVELLE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

Signature of Notary Public

Lavelle Miller

Jan 22, 2029

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. 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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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