Karen Johnson Davidson County
Batch# 1451831 AFFIDAVITH
07/27/2026 12:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260727-0068100

THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY WESSLEY S. INSCOE, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **BANG LAM,** whose mailing address is **487 Annex Avenue, Nashville, TN 37209**, and **NANCY LE,** whose mailing address is **6507 Cougar Drive, Nashville, TN 37209**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **TOAN NGUYEN VO**.

2. **TOAN NGUYEN VO** died **JUNE 9, 2026**, owning a parcel of real property located in NASHVILLE, DAVIDSON County, Tennessee, as follows: **6645 Beacon Lane, Nashville, TN 37209 [MAP AND PARCEL: 102 07 0 050.00].**

3. **TOAN NGUYEN VO** was married at the time of his death to **BE T. LE**.

4. The decedent was survived by two adult children: **TOAN LE VO** whose address is **1274 Dutch Peak, Lebanon, TN 37090,** and **BAO VO** whose address is **750 Spence Enclave Lane, Nashville, TN 32710**. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during his lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **TOAN NGUYEN VO** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **TOAN NGUYEN VO** in **TOAN LE VO,** vested with 1/3 interest in said property**, BAO VO,** vested with 1/3 interest in said property, and **BE T. LE**, vested with 1/3 interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

FURTHER AFFIANT SAITH NOT.

IN WITNESS WHEREOF, the Affiant has executed this affidavit on this 22 day of July, 2026.

Bang

BANG LAM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 22 day of July, 2026.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Ariel Joaquin
Notary Public
My Commission Expires: 7.2.29

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 22 day of July, 2026, before me personally appeared **BANG LAM**, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Ariel Joaquin
Notary Public
My Commission Expires: 7.2.29

FURTHER AFFIANT SAITH NOT.

IN WITNESS WHEREOF, the Affiant has executed this affidavit on this 22 day of July, 2026.

NANCY LE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 22 day of July, 2026.

ARIEL JOAQUIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

Notary Public
My Commission Expires: 7.2.29

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 22 day of July, 2026, before me personally appeared **NANCY LE**, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal.

ARIEL JOAQUIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

Notary Public
My Commission Expires: 7.2.29

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 July 22, 26 (date of document).

Ariel Joaquin
Affiant Signature

7.23.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2026

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL