This instrument was prepared by:
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121 First Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 219806 AFFIDAVITH
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Affidavit of Heirship pursuant to Tennessee Code Annotated Section 30-2-712 For Morris J. Ozment and Gladys R. Ozment As to property of Record in Instrument No. 20111017-0080745 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILSON

After being duly sworn the undersigned, William Jay Kiger, avers as follows:

1. That he is familiar with the estate and heirs of Morris J. Ozment (deceased) and wife, Gladys R. Ozment (deceased) having had personal knowledge of them in the capacity of neighbor and family friend for over 20 Years;
2. That Morris J. Ozment and Gladys R. Ozment had an ownership interest in property located at 2620 Woodberry Dr., Nashville, TN 37214 as evidenced by a deed for record in Deed Book 20111017-0080745 Register's Office for Davidson County, Tennessee. Their interest was owned as Tenants by the Entirety;
3. That Gladys R. Ozment died on 9/21/2013 vesting her interest in the property in Morris J. Ozment, the surviving tenant by the entirety;
4. That Morris J. Ozment died on 1/4/2019;
5. That Morris J. Ozment, died testate, but his heirs have decided not to probate his will vesting his interest in the real estate in his heirs at law;
6. That at the time of the death of Morris J. Ozment, he was survived by his children, Danny M. Ozment and Patricia F. Ryan.
7. As a result of the death of Morris J. Ozment his heirs at law are Danny M.

Ozment and Patricia F. Ryan.

8. That both Danny M. Ozment and Patricia F. Ryan are of legal age and neither suffer from any type of disability;

9. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Morris J. Ozment and Gladys R. Ozment and that it will be relied on by all future parties to certify proper transfer and title to the real estate described herein.

10. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Morris J. Ozment and Gladys R. Ozment, whether they be for debts, claims, judgments, Federal Estate Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by Morris J. Ozment and Gladys R. Ozment as a result of providing false and misleading information.

Executed this 5th day of April, 2019.

William Jay Kiger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, William Jay Kiger, with whom I am personally acquainted and who after being duly sworn, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 5th day of April, 2019.

Notary Public

My Commission Expires: 9-6-22

JAMIE D. HERRON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

