Karen Johnson Davidson County
Batch# 243553 AFFIDAVITH
06/14/2019 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190614-0057539

Instrument Prepared By:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP

I, Alex Gelfand, of Nolensville, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

1. I am personally familiar with the family history of **Helen J. Shirley** (the "Decedent") with full knowledge of the facts stated in this affidavit.

2. The Decedent died intestate on May 27, 2016.

3. The Decedent was not married at the time of her death, having been predeceased by her husband.

4. The following are all the children born to (or legally adopted by) the Decedent:
   - **Benita S. Sullivan a/k/a Bonita Ann Sullivan**, her daughter.
   - **Haynie L. Shirley**, her son.
   - **Bobbie J. Shelton**, her daughter
   - **Charles R. Shirley**, her son.

5. The Decedent was survived by each of her children listed above with the exception of Benita S. Sullivan a/k/a Bonita Ann Sullivan, who predeceased the Decedent on June 29, 2004.

6. Benita S. Sullivan a/k/a Bonita Ann Sullivan was survived by her husband, Robert Edward Sullivan.

7. The following are all the children born to (or legally adopted by) the Benita S. Sullivan a/k/a Bonita Ann Sullivan:
   - **Lisa Sullivan Gelfand**, her daughter
   - **Misty Ann Sullivan**, her daughter.

8. Benita S. Sullivan a/k/a Bonita Ann Sullivan was survived by both of her children, identified above. Although Misty Ann Sullivan was last seen on February 14, 2003, she was considered a missing person until after the death of the Decedent. An Order for Presumption of Misty Ann Sullivan's death and the appointment of her father, Robert Edward Sullivan, as Receiver of her property was entered on May 2, 2018, by the Probate Court for Davidson County, Tennessee in Case No. 18P-726. Said Order is of record as Instrument No. 20180502-0041754, Register's Office for Davidson County, Tennessee. Misty Ann Sullivan was never married and never had any children.

9. At the time of her death, Helen J. Shirley, the Decedent, owned real property in Davidson County, Tennessee known as: **232 Cumberland Avenue, Madison, Tennessee 37115.**

This affidavit is given as an inducement for Chicago Title Insurance Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Chicago Title Insurance Company, American Title & Escrow Services, LLC and/or anyone relying on this document for any loss caused by a misstatement of facts.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 28 day of May, 2019.

Alex Gelfand

STATE OF TENNESSEE
COUNTY OF Davidson

Alex Gelfand ~~Josh Hogan~~, Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 28 day of May, 2019.

Notary Public

My Commission Expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212