Karen Johnson Davidson County
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Prepared by:
Bennett & Pressley, P. C.
2021 Richard Jones Rd., Suite 220
Mt. Juliet, TN 37215

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes Janet Crabtree (the "Affiant"), being first duly sworn according to law, being of lawful age and with residence address of 3113 Potts Crossing, Smyrna, TN 37167, pursuant to Section 30-2-712 of the Tennessee Code Annotated, and hereby swears to the following of Affiant's own free will and based upon Affiant's personal knowledge and familiarity:

1. Affiant's relationship with Decedent and therefore the source of Affiant's personal knowledge is that she is Decedent's niece, her father being a brother of Decedent, and therefore Affiant, who is currently 56 years of age, has known Decedent and her family for as long as she can remember.

2. Mary Ann Clinton (the "Decedent") died in Rutherford County, Tennessee on April 23, 2019. At the time of her death, Decedent was a resident of Davidson County at 953 Graybar Lane, Nashville, TN 37204.

3. Affiant is aware that Decedent did leave a paper writing purporting to be a Last Will and Testament dated February 25, 2004 (the "Will"), a copy of which Affiant has read; however Affiant is informed and believes that the Will has not and will not be offered for probate because the Will leaves all of Decedent's property and assets to the same individuals named herein who are also Decedent's heirs at law and the nature and extent of Decedent's property and estate makes it unnecessary for a probate estate to be opened for administration.

4. Decedent was unmarried at the time of her death. She had been previously married to Charles Edward Clinton ("First Husband") from June 10, 1950 to October 11, 1961, at which time First Husband died leaving Decedent widowed. Thereafter Decedent was married to Charles E. McLaughlin ("Second Husband") from February 14, 1970 to February 8, 1978 at which time Decedent and Second Husband were divorced by Final Decree entered in the Fifth Circuit Court for Davidson County, Tennessee in Docket No. 89755.

5. Decedent had two children with her First Husband, namely Ann C. Shelton, who was born on July 13, 1953, who survived Decedent, and resides at 5109 Patience Drive, Smyrna, TN 37167, and Paula L. Clinton, who was born on September 20, 1955, who also survived Decedent and resides at 3000 Hillsboro Rd. Unit 52, Nashville, TN 37215. Decedent had no children, natural born nor adopted, other than those named above.

6. At the time of her death, Decedent was sole owner of the real property located at 953 Graybar Lane, Nashville, Davidson County, Tennessee 37204, being Parcel ID 118 13 0 074.00 in the official maps and records of the Assessor of Property for Davidson County, Tennessee, and being more particularly described in deed to Decedent of record in Instrument No. 20080131-0009786, Register's Office for Davidson County, Tennessee (the "Property").

7. Having died intestate due to the foregoing described circumstances and without any surviving spouse, Decedent's sole heirs at law under the Tennessee law of intestate succession are Decedent's daughter, Ann C. Shelton, who inherits a fifty percent (50%) undivided interest in the Property, and Decedent's daughter, Paula L. Clinton, who inherits a fifty percent (50%) undivided interest in the Property, pursuant to the Tennessee law of intestate succession, T.C.A. 31-2-104.

8. Affiant understands that this Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by a purchaser of the Property and by the title insurance company in the issuance of a policy of title insurance insuring the marketability of the title conveyed to such purchaser by Ann C. Shelton and Paula L. Clinton as the heirs at law of Decedent.

DULY EXECUTED, this 11 day of October, 2019.

Janet Crabtree

Janet Crabtree, Affiant, Signature

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Janet Crabtree, to me known to be the person described herein based on personal acquaintance, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, acknowledged that she executed the same as her free act and deed, and that the facts set forth therein are true, correct and complete to the best of her knowledge, information and belief.

Witness, my hand and official seal, this the 11 day of October, 2019.

Commission Expires: June 26, 2022

Tiffany Shaw
Notary Public

TIFFANY SHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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.

Ernest D. Bennett III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9/7/2020