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THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 476433 AFFIDAVITH
09/16/2020 09:57:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200916-0105629

AFFIDAVIT OF HEIRSHIP

Sheila Jane McCabe, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Tennessee; and Affiant resides at the following address:

1205 Saunders Ave., Madison, TN 37115

2. That Affiant personally knew **Joyce D. Hanson**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Friend of family

3. That Affiant knew that at date of death, said Decedent **Joyce D. Hanson** owned the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Townhouse Unit No. 98, Building No. 24, on the Plan of Priest Lake Park Condominium Town-houses, Phase 2, of record in Book 4675, page 145, register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl A. Hanson and wife, Joyce D. Hanson by Warranty Deed from Philhall Corporation, dated 12/29/1975 and recorded 01/05/1976, of record in Book 4985, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce D. Hanson, for her sole and separate estate by Quit Claim Deed from Earl A. Hanson, dated 12/28/1977 and recorded 01/18/1978, of record in Book 5244, Page 482, Register's Office for Davidson County, Tennessee.

This is improved property known as 3880 Priest Lake Drive, #98, Nashville, TN 37217.

4. That Decedent died on March 1, 2020, and was at the time a resident of Davidson County, Tennessee;

5. That Decedent was unmarried at the time of her death;

6. That Decedent died Testate;

7. That the following persons are ALL of the children born to or adopted by Decedent during his/her lifetime:

Earl A. Hanson, Jr.
Susan Hanson Coleman
Eric C. Hanson

8. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at her date of death:

Earl A. Hanson, Jr.
Susan Hanson Coleman
Eric C. Hanson

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Earl A. Hanson, Jr., adult son
601 Boyd Mill Ave., Unit A5, Franklin, TN 37064

Susan Hanson Coleman, adult daughter
2434 Pisgah Ridge Rd., Pulaski, TN 38478

Eric C. Hanson, adult son
1118 Inglewood Dr., Nashville, TN 37216

Dated this 29 day of August, 2020.

Sheila Jane McCabe

Sheila Jane McCabe, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Sheila Jane McCabe**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at MADISON, Tennessee, this 29th day of August, 2020.

Renee E. Sinnott

Notary Public

RENEE E. SINNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 01-03-2023