Karen Johnson Davidson County
Batch# 653295 AFFIDAVITH
06/09/2021 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210609-0077896

This Instrument Prepared by
Southland Law Group, LLC
7101 Executive Center Drive
Suite 151
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title to Property Owned by
SARA RUTH BRANNON

After being duly sworn and under penalties of perjury, the undersigned, Cathlin Mitchell avers as follows:

1. That she is familiar with the estate and heirs of Sara Ruth Brannon (the "Deceased") having had personal knowledge of her and her family in the capacity of family friend for over twenty (20) years;

2. That Sara Ruth Brannon had an ownership interest in property located at 5128 Pritchett Drive, Nashville, Davidson County, Tennessee, as evidenced by a deed of record in Book 3501, page 487, Register's Office for Davidson County, Tennessee;

3. That the Deceased died intestate on December 30, 2020;

4. That at the time of her death, the Deceased was not married;

5. That at the time of his/her death, the Deceased had one (1) child who survived her – Todd C. Brannon and one (1) child who pre-deceased her – Charles Travis Brannon;

6. That , at the time of his death, Travis Brannon had one (1) child who survived him – Patrick Collin Brannon and one (1) child who pre-deceased him – Travis Walker Brannon;

7. That , at the time of his death, Travis Brannon had one (1) child who survived him – Emelia Lee Brannon.;

8. That as a result of the death of the Deceased, her heirs at law were Todd C. Brannon, her son, the one (1) child of her deceased son – Patrick Collin Brannon and the one (1) child of her deceased grandson – Emelia Lee Brannon;

9. That all of her heirs at law are over the age of majority and none of them suffer from any type of disability except Emelia Lee Brannon;

10. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of the Deceased and that it will be relied on by all future parties to certify proper transfer and title to this and any other real estate owned by the Deceased;

11. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Stewart Title Guaranty Company, Southland Law Group, PLLC, Jennifer D. Stacey, John M. Wells and Alexis M. Cantrell from any and all claims that may be made against them by or on account of the Deceased whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance 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 the Deceased, as a result of providing false and misleading information.

And further affiant sayeth not.

Witness my hand this 3rd day of June, 2021.

Cathlin Mitchell

Cathlin Mitchell

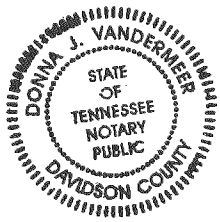
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Cathlin Mitchell, with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 3rd day of June, 2021.

Donna J. Vandermeer
Notary Public

My Commission Expires: 3-7-2023

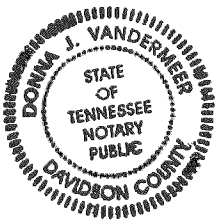


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me on this 3rd day of June, 2021.

Donna J. Vandermeer
Notary Public

My Commission Expires: 3-7-2023



True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 4/27/2025

Notary' Seal (if on paper)

