THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 657794 AFFIDAVITH
06/16/2021 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210616-0081333

NOTICE TO AFFIANTS: Tenn. Code Ann. §30-2-712(f) provides that any person who willfully, corruptly, and falsely swears to any statement in an Affidavit of Heirship known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony, the penalty for which may include imprisonment in the penitentiary for not less than one year nor more than five years. Therefore it is imperative that the Affiant here state only facts known to Affiant to be true.

AFFIDAVIT OF HEIRSHIP

RE: Ms. Patricia Jean McBroom, deceased

Comes now **Margaret Aleta Hayes**, hereinafter "Affiant", being a person over eighteen years of age, and being duly sworn, and by her signature below, does state as follows:

1. That Affiant is familiar with the family history of **Patricia Jean McBroom** (hereinafter, "the Deceased"), whom she knows to be now deceased; and

2. That Affiant knows it to be true and states that the Deceased was unmarried at the time of her death; and

3. That Affiant knows it to be true and states that the Deceased only ever gave birth to or adopted **three (3)** children, namely **Thomas Carlisle McBroom, Kimberly Carlisle, and Kenneth Frank McBroom**, that all of them are adults, are still living, and none pre-deceased the deceased: and

4. That Affiant knows it to be true and states that no Will of the Deceased was located at the time of her death [or statement RE any Will or any probate action, with style and case number]: and

5. That Affiant knows it to be true and states that at the death of the Deceased, she was the owner of certain real property commonly known as 370 Wallace Road, Unit No. D18, Nashville, TN 37211, said property being described as follows, to wit:

   A certain Condominium Apartment located in Davidson County, Tennessee, being **Unit No. D-18**, of Southern Hills Condominium created under Title 66,

Chapter 27, Section 101, et Seq, as amended Tennessee Code annotated, and as established by Master Deed of record at Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interested in the Common Elements appurtenant to said Unit. as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Patricia J. McBroom, an unmarried woman, by Warranty Deed from Kimberly M. Petkosh, an unmarried woman, of record on November 18, 2016, at Instrument No. 20161118-0122132, Davidson County Register of Deeds.

FURTHER THE AFFIANT SAITH NAUGHT, this the 10th day of **June, 2021**:

Margaret A Hayes
Margaret Aleta Hayes

COUNTY OF Coffee)
)
STATE OF TENNESSEE)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for said County and State, by the within named **Margaret Aleta Hayes**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of **June, 2021**.

Charlene F. Tosh
NOTARY PUBLIC

My Commission Expires: 11-15-21

CHARLENE F. TOSH
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY