This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 670089 AFFIDAVITH
07/02/2021 10:06:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210702-0089886

HEIRSHIP AFFIDAVIT

I, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Robert C. Brannon, a resident of Davidson County, Tennessee.

   That Affiant personally knew Alvin Lloyd Carter, Mary Ann Carter, and Freeda Dunlap, deceased, hereinafter referred to as Decedents. The affiant is a disinterested party, has no relationship of consanguinity with any of the parties and has personal knowledge of the Decedents and the family of Decedents by reason of the following:

   I have known Alvin Lloyd Carter, and Mary Ann Carter since 2008, and have been familiar with them and their extended family ever since then, including Alvin Lloyd Carter's siblings, Wanda Hiett and Freeda Dunlap I have been in touch with them throughout the years.

2 That Affiant knows that at her date of death the said Mary Ann Carter had an ownership interest in the following described real estate in Davidson County, which she had owned as tenants-by-the entireties with her husband, Alvin Lloyd Carter. Mary Ann Carter and Alvin Lloyd Carter were married at the time they acquired the property in 1995 and remained married without interruption until the death of Alvin Lloyd Carter. Mary Ann Carter was unmarried at the time of her death. The property is known as:

   House and lot located at 8522 Sawyer Brown Road in Nashville, TN

3. That Alvin Lloyd Carter, a resident of Davidson County, Tennessee, died on March 29, 2012, leaving Mary Ann Carter as sole owner of the property as the survivor of their tenancy-by-the-entireties.

4. That Mary Ann Carter died as a resident of Davidson County, Tennessee, on September 1, 2020, was unmarried at the time of her death, and left a Last Will and Testament which is filed with the Seventh Circuit Court for Davidson County Tennessee, Probate Division, under Docket number 20P-1778. By virtue of said Will, the property was devised unto Ima Jean Greene, Walter K. Thompson (also referred to as Walter K. Thompson), Marla Gay Green (now Marla Thompson), Freeda Dunlap and Wanda Hiett, or their surviving children. Marla Thompson and Wanda Hiett have survived.

5. That Freeda Dunlap, a devisee under the said Will, predeceased Mary Ann Carter on April 4, 2015, a resident of Davidson County, Tennessee, leaving two sons, Charles Dunlap and Steve Dunlap. Freeda Dunlap had no other surviving children, live born or adopted.

6. That Wanda Hiett survives and remains an heir under the said Will.

7. That there have been no known unresolved claims made against the Decedent or her Estate. Her Estate's Tennessee Statutory Claims Period expired on May 19, 2021.

8. Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow Corp. - and other title companies – for the issuing of title insurance policies covering the property described herein.

Dated this 25th day of June, 2021

Robert C. Brannon.

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of DAVIDSON)

Sworn to or subscribed before me this 25 day of June, 2021..

M. Catherine Clearwaters my commission expires: 1-6-25
Notary

STATE OF Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Brannon, the within named Affiant, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2021.

M. Catherine Clearwaters
Notary Public My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY