Karen Johnson Davidson County
Batch# 715904 AFFIDAVITH
09/15/2021 09:37:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210915-0123627

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

The undersigned, **RONALD V. RYAN, SR. AND BERNICE L. RYAN**, being duly sworn, make oath as follows:

1. Our names are Ronald V. Ryan, Sr. and Bernice L. Ryan and we reside at 2116 Polk Drive, Columbia, Tennessee 38401. We will refer to ourselves in this Affidavit as the Affiants.

2. We are both over the age of eighteen and we each have personal knowledge of the matters stated in this Affidavit.

3. Our friend, Velma Louise Sexton, was born in 1948 and she died on February 16, 2020. We will refer to her as the Decedent. At the time of her death, the Decedent was a resident of Rutherford County, Tennessee.

4. We went to high school with the Decedent in the early 1960s and continued to be friends until Decedent's passing. In addition, our family business is V.K. Ryan and Son Funeral Home in Columbia, Tennessee and we have provided funeral services for the Sexton family for many years and we are well-acquainted with their family history.

5. The Decedent was predeceased by her spouse, Walter Lee Sexton, Sr., who died on March 19, 2003. The Decedent was unmarried at the time of her death.

6. The Decedent had three (3) children born to or adopted by her: twins Ronald J. Sexton and Donald R. Sexton (born in 1971) and Walter L. Sexton, Jr. (born in 1972).

7. The Decedent was predeceased by her son Ronald J. Sexton who died on December 11, 2008. Ronald J. Sexton did not have any children born to or adopted by him.

8. The lineal descendants and heirs at law of Velma Louise Sexton are: Donald R. Sexton and Walter Lee Sexton, Jr.

9. This Affidavit of Heirship is executed pursuant to Tenn. Code Ann. § 30-2-712 in regard to the Decedent's real property, including, but not limited to, certain real property commonly known as 3628 Huntingboro Trail, Antioch, Tennessee 37013 (Map and Parcel No. 150 08 0 139.00).

The Affiants make oath that, to the best of each of their information and belief, the information contained herein is true, accurate and complete.

Ronald V. Ryan, Sr.
RONALD V. RYAN, SR., Affiant

Bernice L Ryan
BERNICE L. RYAN, Affiant

ATTENTION NOTARY PUBLIC: PLEASE SIGN BOTH THE JURAT AND THE ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF MAURY)

Sworn to and subscribed before me this 8th day of August, 2021.

My Commission Expires: February 24, 2025
Notary Public

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, RANDALL WEBSTER (name of notary public), **RONALD V. RYAN, SR. AND BERNICE L. RYAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of August, 2021.

My Commission Expires: Feb 26 2025
Notary Public

RANDALL L. WEBSTER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.