Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 766641 AFFIDAVITH
12/03/2021 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211203-0160464

EXHIBIT A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
764 Newberry Road, Nashville, Tennessee 37205
Owned by
William Wesley Coleman (deceased)
Of Record in Book No. 10431, page 797
Register's Office for Davidson County, Tennessee

After being duly sworn the undersigned, John Marsden Trimble, Jr. avers as follows:

1. That he is familiar with the estate and heirs of William Wesley Coleman, (deceased) having had personal knowledge of him and his family in the capacity of relative and family friend for over forty (40) Years;
2. That William Wesley Coleman had an interest in the property located at 764 Newberry Road Nashville, TN 37205 as evidenced by a deed of record in book 10431, page 797 Register's Office for Davidson County, Tennessee;
3. That William Wesley Coleman died intestate on May 11, 2017 vesting his interest in the property in his heirs at law;
4. That at the time of her death, William Wesley Coleman was not married;
5. That William Wesley Coleman had no children during his life and was preceded in death by his parents;
6. That William Welsey Coleman was survived in death by his sister, Margaret Lee Coleman;
7. That as a result of the death of William Wesley Coleman, his sole heir at law was his siter, Margaret Lee Coleman;
8. That Margaret Lee Coleman is above the age of majority and does not suffer

from any type of disability;

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

10. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the William Wesley Coleman, 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 William Wesley Coleman as a result of providing false and misleading information.

Executed this 19th day of November, 2021.

John Marsden Trimble, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, John Marsden Trimble, Jr , with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 19th day of November, 2021.

Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/19/2021.

Kimberly D Hicks
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON