THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37212, BASED UPON THE INFORMATION PP[illegible] HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATI[illegible] ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUC[illegible]

Karen Johnson Davidson County
Batch# 788900 AFFIDAVITH
01/12/2022 03:40:45 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220112-0004622

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by MATTHEW SCHUMAKER [illegible] 207 West Walnut Street, Ashland, OH 44805, and GRETCHEN SCHUMAKER whose mailing address is 207 West Walnut Street, Ashland, OH 44805.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to Tennessee Code Annotated §30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **BEVERLY ANN JORDAN**.

2. **BEVERLY ANN JORDAN** died **October 20, 2021**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **612 Merrylodge Ct, Nashville, TN 37207 [MAP AND PARCEL: 060 11 0A 052.00].**

> Land located in Davidson County, Tennessee, and being Lot No. 70 of Pine Ridge Subdivision, Section IV, plat of which is of record in Plat Book 6900, Page 189, as amended at Plat Book 9700, Page 102 and Plat Book 9700, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> This being the same property conveyed unto Beverly Jordan, an unmarried woman, by Warranty Deed from NELSON HOMES, LLC, a Tennessee Limited Liability Company, dated May 23, 2003, and recorded June 2, 2003 at 16:15 of record as Instrument No. 20030602-0074943, in the Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> Also conveyed herein is a 2003 Southridge mobile home, ID 1SRP18014AAL situated thereon and permanently affixed to the land described herein and made a

part of the real property. Further, the Grantor represents, covenants, and agrees that the mobile home on the land is to remain on the land and has been permanently affixed to the land described herein, to become a part of the real property.

3. **BEVERLY ANN JORDAN** was unmarried at the time of her death.

4. The decedent was survived by three adult siblings: **JEANNE KAY NESTLER** whose address is **2147 Township Road 505, Loudonville, OH 44842, JOHN KEITH LYNCH** whose address is **3500 Kennett Drive, Terre Haute, IN 47802,** and **KENNETH MARK LYNCH** whose address is **733 Trails End Circle, Hurst, TX 76054**. The decedent was predeceased by one of her siblings: **BRAD ALLEN LYNCH**, who died September 2, 2007. **BRAD ALLEN LYNCH** was survived by one child: **MICHELLE ELAINE LYNCH** whose address is **1932 Lee Avenue, Terre Haute, IN 47804. BRAD ALLEN LYNCH** had no other children. As such, **JEANNE KAY NESTLER, JOHN KEITH LYNCH, KENNETH MARK LYNCH**, and **MICHELLE ELAINE LYNCH** are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **BEVERLY ANN JORDAN** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. Thus, by our own personal knowledge, we hereby swear and affirm that **JEANNE KAY NESTLER** holds a ¼ interest in said property, **JOHN KEITH LYNCH** holds a ¼ interest in said property, **KENNETH MARK LYNCH** holds a ¼ interest in said property, and **MICHELLE ELAINE LYNCH** holds a ¼ interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (1) above.

8. The undersigned Affiants execute this instrument in accordance with Tennessee Code Annotated §30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient

definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 14th day of December, 2021.

Gretchen Schumaker
GRETCHEN SCHUMAKER

STATE OF OHIO)
)
COUNTY OF Ashland)

Personally, appeared before me, **GRETCHEN SCHUMAKER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand and seal at office this the 14th day of December, 2021.

Megan C
Notary Public

My Commission Expires: 08/20/2022

NOTARIAL SEAL
STATE OF OHIO

MEGAN CLEMONS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Huron County
My Comm. Exp. 8/20/2022

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 14th day of December, 2021.

MATTHEW SCHUMAKER

STATE OF OHIO)
)
COUNTY OF Ashland)

Personally, appeared before me, **MATTHEW SCHUMAKER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand and seal at office this the 14th day of December, 2021.

Notary Public

My Commission Expires: 08/20/2022

NOTARIAL SEAL STATE OF OHIO

MEGAN CLEMONS
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