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

Karen Johnson Davidson County
Batch# 801858 AFFIDAVITH
02/08/2022 02:44:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220208-0014588

AFFIDAVIT

I, Louis A. McRedmond, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as Louis A. McRedmond, a resident of Davidson County, Tennessee.

2. That Affiant personally knew Michael J. Petrone, Sr., Joan B. Petrone, and Michael J. Petrone, Jr., all 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 the Petrone family since the 1960s, having attended church and school (Holy Rosary) with the Petrone family, first in Donelson and later when they moved to Hermitage. I have been I constant contact with the family up to this day.

3 That Affiant knows that at their date of death the said Michael J. Petrone, Sr., Joan B. Petrone and Michael J. Petrone, Jr. had an ownership interest in the following described real estate in Davidson County:

   House and lot located at 517 Frankfort Drive in Hermitage, TN

4 That Michael J. Petrone, Sr. died in 2002, and was at the time a resident of Davidson County, Tennessee. He owned the property with his wife, Joan B. Petrone, as tenants by the entireties. Upon his death, the property became fully vested in Joan B. Petrone.

5. That Joan B. Petrone died on August 29, 2013, left no Will, and was unmarried at the time of her death. Her Estate as probated under Docket number 13P-1494 in the Probate Court for Davidson County. Joan B. Petrone and Michael J. Petrone, Sr. were married to each other when they purchased the property in 1971, and remained married to each other, continuously and without interruption until the death of Michael J. Petrone, Sr.

6. That Joan B. Petrone had 7 children: Michael J. Petrone, Jr., Patricia M. Richards, Nena Marie Howden, Melanie Jane Butler, Mary Jane Hammer, Joseph A. Petrone and Maria P. Parkerson, all of whom survived her. Joan B. Petrone did not have any other live-born offspring who died before her or are alive today - and had no adopted children.

7. That Michael J. Petrone, Jr. later died on November 22. 2020, intestate and unmarried. Michael J. Petrone, Jr. had had two children: Shannon Boyd Petrone and Jordyn Leigh Petrone. Michael J. Petrone, Jr. did not have any other live-born offspring who died before him or are alive today - and had no adopted children...

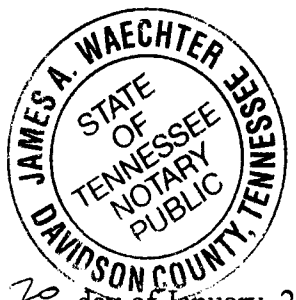
8. That there have been no unresolved claims made against any of the Decedents or their Estates.

9. 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 20 day of January, 2022

Louis G. McRedmond

Louis A. McRedmond



State of Tennessee)
County of DAVIDSON)

Sworn to or subscribed before me this 20 day of January, 2022.

_____ my commission expires: 1-8-24
Notary

STATE OF Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis A. McRedmond, 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 20 day of January, 2022.

_____
Notary Public My Commission Expires: 1-8-24

