This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 313 Delaware Avenue
Madison, TN 37115

Karen Johnson Davidson County
Batch# 857514 AFFIDAVITH
05/18/2022 09:50:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057248

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF MCMINN)

1. My name is Connie Lynn Cooper. I am an adult resident of the State of Tennessee and being well-acquainted with Joe L. Gallaher, also known as Joseph Lowry Gallaher, and his family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. Prior to his death, I had known Joseph Lowry Gallaher for my entire life. Joseph Gallaher's daughter, Mildred Gallaher, is the first cousin of my mother. We often visited with Joseph Lowry Gallaher and Mildred Gallaher at their home.

2. Joseph Lowry Gallaher died on the 24th day of June, 1996 as a resident of Davidson County, Tennessee. Joseph Lowry Gallaher died a widower, having never remarried after the death of his wife, who predeceased him. Joseph Lowry Gallaher was survived by his daughter, Mildred Gallaher, and his three (3) grandsons, Larry Gallaher, Warren Gallaher, and Gary Gallaher. The three (3) grandsons referenced herein are the only issue of Joseph Lowry Gallaher's son, Joseph Gallaher, who predeceased Joseph Lowry Gallaher in 1970. Other than Mildred Gallaher and the late Joseph Gallaher, Joseph Lowry Gallaher had no other children, biological or adopted, living or dead.

3. The heirs at law of Joseph Lowry Gallaher are his adult daughter, Mildred Gallaher, and his three (3) adult grandchildren, Larry Gallaher, Warren Gallaher, and Gary Gallaher.

4. Along with his daughter, Mildred Gallaher, Joseph Lowry Gallaher owned real property located at 313 Delaware Avenue, Madison, Tennessee 37115 at the time of his death.

5. The Property is more particularly described as follows:

   A tract of land in the 11th Civil District of Davidson County, Tennessee, being known as a part of the Bixler Property described partly according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

   Beginning at a point in the Westerly margin of Delaware Avenue 99.5 feet North of the North margin of Burrwood Street; thence Westerly 200 feet to a point which is 109 feet North of the North margin of Burrwood Street; thence North 13 degrees 30 minutes East 109 feet to a point, being the Southwest corner of the

property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, Page 412, Register's Office for said County; thence with Dixon's South line North 85 degrees 05 minutes East 200 feet to an iron pin in the West margin of Delaware Avenue; thence with the margin of the same Southerly 100 feet to the point of beginning.

Being the same property conveyed to Joe L. Gallaher and Mildred L. Gallaher by Warranty deed from Jackie G. Riggsbee and wife, Wanda A. Riggsbee of record in Book 5346, page 615, Register's Office for Davidson County, Tennessee, dated October 04, 1978 and recorded on October 05, 1978.

6. Joseph Lowry Gallaher died on June 24, 1996, leaving adult daughter, Mildred Gallaher, and his three (3) adult grandchildren, Larry Gallaher, Warren Gallaher, and Gary Gallaher, as his sole heirs at law.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 10th day of May, 2022.

Connie Lynn Cooper

Connie Lynn Cooper

STATE OF TENNESSEE)
COUNTY OF McMinn)

Now having first been sworn, the above-named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

WITNESS my hand and official seal of office, this the 10 day of May, 2022.

Bobbijo Young

Notary Public

BOBBIJO YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
McMINN COUNTY

My commission expires: NOV 6 2022

My Commission Expires Nov. 6, 2022