Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Terri Broadnax

STATE OF TENNESSEE
COUNTY OF

On this **21st day of September, 2021**, before me personally appeared Michael Franklin, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Sacramento **County**, residing at 4914 Balcer Ave. Sacramento CA 95820.

That Affiant was personally acquainted with **Terri Broadnax**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Terri White Bradnax.**

That Affiant was an/a Cousin of the Decedent.

That Decedent died on or about **May 4, 2017,** and that the decedent's place of residence and homestead at the time of death, was as follows: **3420 Milbridge Drive, Antioch, TN 37013.**

That Decedent was survived by the following person(s):

Karen Johnson Davidson County
Batch# 875941 AFFIDAVITH
06/22/2022 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0071373

	Name
Surviving/Deceased Spouse/Children:	**None**
Deceased Parents:	**James White**
Surviving Parents:	**Shirley Davis**
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Peninsula Point, Section One, a Planned Unit Development, as of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Terri White Broadnax, an ummarried woman, by Warranty Deed from Rebecca DeVane, a single person, of record in Instrument No. 20100413-0027756 dated April 9, 2010, Register's Office for Davidson County, Tennessee.

Property Address: 3420 Milbridge Drive, Antioch, TN 37013

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A.

Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Michael Franklin
- Affiant

STATE OF KY
COUNTY OF Hopkins

Subscribed and sworn to before me this 21 day of SEPT, 2021.

Frank Gaither
Notary Public

My Commission Expires: 1-31-2022

Individual Notary Acknowledgement

STATE OF KY
COUNTY OF Hopkins

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael Franklin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 21 date of SEPT, 2021.

Frank Gaither
Notary Public

My Commission Expires: 1-31-2022

FRANK GAITHER
NOTARY PUBLIC, STATE AT-LARGE
NO. 504060
COMMONWEALTH OF KENTUCKY
MY COMMISSION EXPIRES JAN. 31, 2022

Tax Parcel No.:

Mail Tax Bills to: Property Address

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the 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 9/21/21.

Affiant Signature

6/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of ~~April~~ June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022