This Instrument Prepared By and Return To:
Tri Star Title and Escrow, LLC
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 892969 AFFIDAVITH
07/25/2022 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084301

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned officer duly authorized to administer oaths, Ruthann Green, who is known to me (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, deposed and said that:

1. He/She is 69 years old and resides at 4359 Nicks Drive, Springfield ,TN 37172

2. He/She was personally acquainted with James R. Brothers, the decedent and the Brothers family for approximately 12 years; and his relationship to James R. Brothers was that of Family Friend.

3. James R. Brothers died on or about January 11, 2022 and was a resident of Davidson County, Tennessee.

4. At the time of his death, James R. Brothers was the fee simple owner of the following described property 815 Westchester Drive, Nashville, TN 37115, Davidson County, Tennessee, to-wit:

   See Attached Exhibit "A"

5. The purpose of this Affidavit is to establish the heirs-at-law of James R. Brothers.

6. James R. Brothers was unmarried at the time of his death. During his life, he had 2 children:

   Amanda Chantell Green, a resident of 2117 London Ln, Greenbrier, TN, 37073.
   James Franklin Brothers, a resident of 166 West Harbor, Hendersonville, TN, 37075.

7. There were no other children, or other heirs of the decedent.

8. The decedent left no Will.

9. He understands that Tri Star Title and Escrow, LLC and Chicago Title Insurance Company are relying on the statements of fact contained herein, and he/she will indemnify the aforesaid law firm and title company against any loss and/or damage if the information provided herein is fraudulent and/or false.

10. Further Affiant sayeth not.

Ruthann Green

BRENDA HORNER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared RuthAnn Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 21 day of July, 2022.

Brenda Horner
Notary Public
My Commission expires: 4-10-23

EXHIBIT "A"
Property Description

Closing Date: **July 22, 2022**

Buyer(s): **Music City Financial LLC**

Property Address: **815 Westchester Drive, Madison, TN 37115**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Section 2, Kemper Heights, as of record in Book 2331, Page 104 Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts 75 feet on the Southerly side of Westchester Drive and runs back between lines, 227.4 feet on the Westerly line and 209.3 feet on the Easterly line, to a dead line in the rear, on which it measures 76.5 feet.

Being the same property conveyed to James R. Brothers, and wife, Glenda S. Brothers, by Warranty Deed from Tommy F. Simmons and wife, Nellie L. Simmons, of record in Book 4344, Page 735, in the Register's Office for Davidson County, Tennessee, dated June 19, 1969 and recorded on June 25, 1969. The said Glenda S. Brothers died on January 5, 2022, leaving James R. Brothers as surviving tenant by the entirety.

Certificate of Authenticity

I, Katelynn King, 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 7/22/2022.

Date

Katelynn King

Affiant Signature

7/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2022.

Robert Graves

Notary's Signature

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

My Commission Expires: Date

Notary's Seal (if on paper)