Karen Johnson Davidson County
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This instrument prepared by:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue, Suite 205
Nashville, TN 37215

Affidavit of Heirship

STATE OF TENNESSEEE)

COUNTY OF DAVIDSON)

Janis Annette Timmons, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is more than eighteen (18) years of age and a resident of the State of Tennessee; and resides at the following address: 1309 Bellshire Drive, Nashville, Tennessee 37207.

2. That Affiant is the sister of Terry Lynn McCaskill, deceased, hereinafter referred to as Decedent.

3. That Affiant knew that at the date of death, said Decedent owned an interest in real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A** (the "Property").

4. That the Decedent died intestate on May 21, 2022.

5. That the Decedent was not married at the time of his death. His wife, Rebecca Jane McCaskill, predeceased him on April 5, 2018.

6. That the Decedent was survived by his children:

Aaron Steven McCaskill
Sarah Marie McCaskill
Jonathan Kevin McCaskill
Michael James McCaskill

7. That the following persons constitute the heirs-at-law of the Decedent at his date of death:

Aaron Steven McCaskill
Sarah Marie McCaskill
Jonathan Kevin McCaskill
Michael James McCaskill

8. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to the Property.

FURTHER AFFIANT SAITH NOT.

Janis Annette Timmons

Janis Annette Timmons, Affiant

Sworn to and subscribed before me. This 14 day of February 2023.

MELISSA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/10/2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janis Annette Timmons, the Affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and acknowledged that the execution of the same as his free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of the Affiant's knowledge, information and belief.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of Feb., 2023 2023.

Notary Public
My Commission Expires: 3/10/2024

MELISSA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
To Affidavit of Heirship

TRACT 1. A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit: Being part of Lot "C" in the Subdivision of the Betsey E. Maddux Estate Plan of record in Book 161, page 108, Register's Office for said County, described as follows:
BEGINNING at a point in the northern margin of Marie Street and being the southeast corner of Lot of Mrs. Sarah E. Hunt, thence eastwardly with the northern margin of Marie Street 103.5 feet, more or less to a point, the southwest corner of Lot "D", owned by Mittie Morrison: thence northwardly and with Mrs. Morrison's west line 153 feet, more or less, to a point in the boundary line of Lot "B", owned by G. L. Maddux; thence westwardly with said Maddux's line 99 feet, to the Northeast corner of the said lot of Sarah E. Hunt; thence southwardly with Hunt's Lot 156.5 feet more or less to the beginning,
Being the same property conveyed to Lottie Dortch, by deed, from F. N. Dortch, of record in Book 3027, page 603, Register's Office for Davidson County, Tennessee. Lottie Dortch having since died leaving six (6) children Amos Dortch, Ray Dortch, Gilbert Dortch, Nancy Greson, Jennie Lentz and Pattie Oller as her sole heirs.
TRACT 2: Being the westerly parts of Lots "B" and "D" on the Plan of the Subdivision of the Betsy A. Maddux Estate, of record in Book 161, page 108, Register's Office for Davidson County, Tennessee, described together as follows:
BEGINNING on the northerly margin of Marie Street at the southwest corner of the property conveyed to Amos Dortch and wife, by deed from C. P. Shaw, et al, Trustees of Nashville Company of Jehovah's Witnesses of record in Book 1631, page 177, said Register's Office; thence with Dortch's westerly line north 3° east 284.6 feet; thence north 85° west 116.1 feet to corner of lots "A" and "B"; thence with line between said lots south 2° west 131.2 feet to the northerly line of lot "C"; thence with the line between lots "B" and "C" south 85° east 53 feet to the corner of lots "C" and "D"; thence with the line between said two lots south 2° west 156.5 feet to the northerly margin of Marie Street; thence with the same south 87° east 62.5 feet to the beginning.
Being the same property conveyed to Lottie Dortch, by deed, from F. N. Dortch, of record in Book 3027, page 603, Register's Office for Davidson County, Tennessee. Lottie Dortch having since died leaving six (6) children Amos Dortch, Ray Dortch, Gilbert Dortch, Nancy Greson, Jennie Lentz and Pattie Oller as her sole heirs.

Being also the same property conveyed to Amos Dortch, Ray Dortch and Gilbert Dortch by Quitclaim Deed of record in Book 7441, Page 610, Register's Office for Davidson County, Tennessee; the said Amos Dortch having since died.

Being the same property as to an undivided one-third (1/3) interest conveyed to Rebecca Jane McCaskill from Larry Amos Dortch and Rebecca Jane McCaskill Co-Executor and Executrix of the Estate of Elise May Dortch, Deceased by Deed of record in Instrument No. 20160610-0059102, Register's Office for Davidson County, Tennessee.

202302170011619

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/14/23

GEORGE E. MUDTER, JR.
Dated 2/14/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/14/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

