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

RE: 4965 Tulip Grove Lane
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch# 972440 AFFIDAVITH
02/21/2023 10:38:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230221-0012098

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

1. My name is Marva B. Woods. I am an adult resident of the State of Tennessee and being well-acquainted with Jean Ann Dalton and her family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I had known Jean Ann Dalton since she was born. My father and Jean Ann Dalton's father were friends and Jean Ann Dalton and I grew up together and remained close throughout her entire life.

2. Jean Ann Dalton died on November 7, 2021 as a resident of Davidson County, Tennessee. Jean Ann Dalton died having never been married. Jean Ann Dalton never had any children, biological or adopted, living or dead. Jean Ann Dalton was preceded in death by her parents. Jean Ann Dalton's mother, Beulah Mae Dalton, died on July 3, 2020. Jean Ann Dalton's father, James C. Dalton, died on November 6, 2015. Jean Ann Dalton had one (1) sibling, namely Larry Clifton Dalton Sr. Jean Ann Dalton never had any other siblings, whether biological or adopted, living or dead. Larry Clifton Dalton Sr. died on May 13, 2004. Larry Clifton Dalton Sr. had two (2) children, namely Marsha Dalton Rosales and Larry C. Dalton, Jr. Larry Clifton Dalton Sr. never had any other children, whether biological or adopted, living or dead.

3. The sole heirs at law of Jean Ann Dalton are her adult niece, Marsha Dalton Rosales, and her adult nephew, Larry C. Dalton, Jr.

4. Jean Ann Dalton owned real property located at 4965 Tulip Grove Lane, Hermitage, Tennessee 37076 at the time of her death.

5. The Property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Marsha Rosales and Jean Dalton, as tenants in common, by Warranty Deed from Joanna Shaw, a married woman, of record in Instrument No. 20200415-0039398, Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 15, 2020.

Jean Dalton died, intestate, on November 7, 2021, leaving Marsha Dalton Rosales and Larry C. Dalton, Jr. as her sole heirs at law.

6. Jean Dalton died, intestate, on November 7, 2021, leaving her adult niece, Marsha Dalton Rosales, and her adult nephew, Larry C. Dalton, Jr., as her sole heirs at law.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 9th day of February, 2023.

Marva B. Woods

Marva B. Woods

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 Marva B. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kathy Jane Collins, as her Attorney in Fact, as the free act and deed of the within named Kathy Jane Collins.

WITNESS my hand and official seal of office, this the 9th day of February, 2023.

Edward Faria

Notary Public

My commission expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025