This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 974937 AFFIDAVITH
02/28/2023 11:04:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014058

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Robertson

I, Steve Bosley, of Robertson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Nannie S. Graham (the "Decedent") died on April 22, 2022, a resident of Davidson County, Tennessee.

2. Decedent, at the time of her death, was the sole vested owner in real property more commonly known as 2329 Brittany Drive, Nashville, TN 37206 (the "Property").

3. Affiant is a resident of Robertson County, in the State of Tennessee.

4. Affiant is familiar with the family history of the Decedent.

5. Decedent died testate, and a small estate administration has been opened on her behalf in the Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville/Davidson County, Tennessee (Probate Division), Docket No. 22P1152. A copy of the Will is attached hereto and incorporated herein by this reference.

6. Affiant further states that the Decedent was survived by the following children:

Name:	**Relationship:**
Leonard Leslie Graham, Jr.	Son
Bruce Leon Graham	Son
Lee Alan Graham	Son

7. Affiant is aware of these facts because he has intimate knowledge of the facts and knew the Decedent for over 19 years.

8. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agree to indemnify and hold harmless Chapman & Rosenthal Title, Inc., Momentum Title, LLC and each of their title underwriters for liability which any of them may incur as a result of issuing policies of title insurance on property located at 2329 Brittany Drive, Nashville, TN 37206, in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF Tennessee
COUNTY OF Robertson

I, Steve Bosley, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Steve Bosley
Steve Bosley, Affiant

Sworn to and subscribed before me this 2 day of February, 2023.

LISA P SMET
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Lisa P Smet
Notary Public
My Commission Expires: August 19, 2025

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, Steve Bosley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of February, 2023.

LISA P SMET
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Lisa P Smet
Notary Public
My Commission Expires: August 19, 2025