This Instrument Prepared by:

Gateway Title Services, LLC
Suite 102 Stone Gate Corp. Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 975929 AFFIDAVITH
03/01/2023 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014706

AFFIDAVIT OF HEIRSHIP
RE: THE ESTATE OF RUBY M. CAIN

STATE OF Tennessee)
COUNTY OF Rutherford

I, the undersigned, Shirley Wilkerson, being first duly sworn, depose and say that I am an adult citizen and resident of Rutherford County, Tennessee (state) respectively, and further say:

1. That Ruby M. Cain owned a certain tract or parcel of land which property is improved and located on 4213 Home Haven Drive, Nashville, TN 37218, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. I will refer to this person as the Decedent.

2. I knew the Decedent during his/her life and I am familiar with the members of his/her family.

3. The said Ruby M. Cain died intestate on or about July 4, 2021.

4. At the time of his/her death, the Decedent was widowed.

5. The Decedent, at the time of his/her death, had the following heirs at law:

   Darryl R Benford and Kendrick L Benford, who
   are the only children, born or adopted, by Ruby M. Cain and are
   her only surviving heirs at law.

5. Further, that this Affidavit of Heirship is freely given for the purpose of establishing the identity of the persons who are surviving heirs at law of Ruby M. Cain, and to establish as a matter of record the present state of title to the herein described property.

WITNESS MY HAND AND SIGNATURE on this the February 18th day of _____, 2023.

Shirley Wilkerson

Printed name: Shirley Wilkerson

Sworn to and subscribed before me this the 18th day of February, 2023.

Stephanie Lawrence

NOTARY PUBLIC

My Commission Expires: 9/1/2026

STEPHANIE LAWRENCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Shirley Wilkerson (affiant), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oaths acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, on this 18th day of February, 2023.

Stephanie Lawrence

NOTARY PUBLIC

My Commission Expires: 9/1/2026

STEPHANIE LAWRENCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT "A"

LAND located in Davidson County, State of Tennessee, being all of Lot No. 42, Section One, Gold Key Addition, according to plat and survey appearing of record in Plat Book 4675, Page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to William E. Cain and wife, Ruby M. Cain by Deed dated February 8, 1980 from Cumberland Builders, Inc., recorded February 19, 1980, in Book 5567, Page 365, in the Official Records of Davidson County, Tennessee. The said William E. Cain died on or about June 9, 2016, leaving subject property vested to Ruby M. Cain, as surviving tenant by the entirety.

THIS is improved property being known as 4213 Home Haven Drive, Nashville, TN 37218.

Certificate of Authenticity

I, Drusilla Bryant, 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 2-28-23.

Affiant Signature

2-28-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of Feb, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026