Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
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Prepared by:
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2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Prior Deed Reference:
Instrument No. 20060616-0072198,
Register's Office for Davidson County, Tennessee

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Comes Samuel Dean (the "Affiant"), being first duly sworn according to law, being of lawful age and with residence address of 601 Lingering Way, Hendersonville, TN 37075 does hereby swear to the following of his own free will and based upon his personal knowledge and familiarity:

1. Affiant's relationship with Decedent and therefore the source of his personal knowledge is as follows: Long time family friend
2. Barry Clark Ford (the "Decedent") was born on June 19, 1947, and died on February 4, 2021. He was a resident of Davidson County, Tennessee at the time of his death, where he had resided a parcel of real estate solely owned by him located at 216 Chesterson Court, Madison, Tennessee 37115 and also identified as Parcel ID # 053 13 0 056.00 on the official maps of the Assessor of Property for Davidson County, Tennessee (the "Property"). No paper writing purporting to be a Last Will and Testament of Decedent was ever found, therefore it is believed that Decedent died intestate. An intestate estate of Decedent was opened for administration in Docket No. 21P869 in the Probate Court for Davidson County, Tennessee (the "Probate Estate" and the "Probate Case"), wherein Decedent's daughter, Tiffany Ford, was appointed as Administratrix. Decedent's estate was forthwith fully administered and an order was entered closing the Estate, terminating the Probate Case, and discharging the Administratrix on or about December 13, 2021. No action was ever taken therein to make the Property a part of the Probate Estate.

3. The Decedent was unmarried at the time of his death, having previously been married 3 times, which marriage(s) ended as follows: 1st Marriage was Divorce, 2nd Marriage was Divorce and 3rd Marriage wife passed away prior to Barry Clark Ford.

4. The Decedent had two (2) natural born children who survived him and are lawfully entitled to inherit from him, namely Tiffany Ford and Ashley Williams (being collectively identified herein as the "Heirs at Law". The foregoing named Heirs at Law are adults and are all of the heirs at law of Decedent, who never had any other children, neither natural born nor adopted.

5. Accordingly, Decedent's heirs at law were and are his children, Tiffany Ford and Ashley Williams, who are each entitled to a share of one-half (1/2) each in Decedent's assets, including, without limitation, the Property.

6. At the time of his death, Decedent owned the Property as the sole owner thereof, having been conveyed the Property by Quitclaim Deed of record in Instrument No. 20060616-0072198 in the Register's Office for Davidson County, Tennessee. Upon the death of Decedent, the Heirs at Law succeeded to ownership of the Property pursuant to the Tennessee law of intestate succession, in shares of one-half (1/2) each as tenants in common.

7. Accordingly, the Property is owned by the Heirs at Law, as follows:

Tiffany Ford (1/2) and Ashley Williams (1/2)

8. Affiant is a disinterested person in regard to this Affidavit and the Property as e is not related to Decedent nor the Heirs at Law. Affiant understands that this Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by any purchasers or grantees of the Property with respect to marketability of the title conveyed

to such purchasers or grantees by the above-named heirs at law.

DULY EXECUTED, this 5th day of March, 2023.

Samuel Dean, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Samuel Dean , the Affiant, who is personally known to me or proved to be same by satisfactory evidence, and who executed the foregoing instrument, acknowledged that he executed the same as his free act and deed, and that the facts set forth therein are true, correct and complete to the best of his knowledge, information and belief.

Witness, my hand and official seal, this the 5th day of March, 2023.

Commission

Expires: 10/2/2023

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/5/2023.

D. Shayne Adair

3/21/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026