PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

Karen Johnson Davidson County
Batch# 1033773 AFFIDAVITH
08/02/2023 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230802-0059647

This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: 8-1641-LV

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, ALLYSON JOHNSON of Sumner 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 VICKI M. VANTHOURNOUT (the "Decedent") died on July 9, 2023, a resident of Davidson County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 212 Harpers Mill Road, Hermitage, TN 37076 (the "Property").

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is aware of these facts because she knew the Decedent for more than 8 years and is well aware of the Decedent's family history.

5. Decedent died intestate.

6. Affiant further states that Decedent was unmarried at the time of her death and survived by the following heirs:

Name:	**Relationship:**
Lyndsey Jane Vanthournout	Daughter
Lauren Anne Greene	Daughter
Lesley Gayle Baxter	Daughter
Stephen Michael Vanthournout	Son

7. 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 agrees to indemnify and hold harmless Momentum Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at **212 Harpers Mill Road, Hermitage, TN 37076**, in reliance on this affidavit. Legal description on Exhibit A attached here.

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 felony."

STATE OF TN
COUNTY OF Davidson

I, ALLYSON JOHNSON, 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.

Allyson Johnson
AFFIANT

Sworn to and subscribed before me this 27th day of July 2023.

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Emily Myers
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, ALLYSON JOHNSON, 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 27th day of July 2023.

Emily Myers
Notary Public
My Commission Expires: 10/02/2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 212, on the plan of Section One Fox Run Condominium Apartments, a Condominium, as shown on plat of record in Book 4860, Page 52 and established by the Master Deed of record in Book 4956, page 582, as amended in Book 8510, Page 92, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Vicki M. Vanthournout, unmarried by Warranty Deed from Anne F. Dandry and husband, John M. Dandry of record as Instrument No. 20150730-0075027 in the Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015.

I, Carlton W. Orange, 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 July 31, 2023 (date of document).

Affiant Signature

7/31/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (impression over)

MARLON HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-11-2026