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Batch# 1041916 AFFIDAVITH
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20230823-0065984

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Kathenia Mae Sheppard

STATE OF TN
COUNTY OF DAVIDSON

On this 23 day of Aug, **2023,** before me personally appeared Michael David Jr. herein collectively "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and reside at the location set forth below.

That Affiant was personally acquainted with Kathenia Mae Sheppard, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history by way of: Family Friends

That Decedent died on or about April 26, 2015, and that the decedent's place of residence and homestead at the time of death, was as follows: 4329 Wood Street Old Hickory, Tennessee 37128.

That Decedent left a will, which was not Probated, but is attached as "Exhibit B"

That as of April 26, 2015 the named devisees were the same as the Heirs at Law of the Decedent, being the following persons(s):

	Name	Address
Surviving Spouse:	NONE	
Surviving Children:	Myra Jean Tucker	270 Cumberland Oaks Dr. Tullahoma, Tennessee 37388
	Charles Ray Sheppard	12095 Halls Hill Pike Milton, Tennessee 37166
	Ruth Ann Cook	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except: None.

Names(s) of Minor(s), if any: None state "None", if none)

That Affiant acknowledges and agrees that all statements and representations in this Affidavit are true and accurate as to be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

SEE EXHIBIT A ATTACHED

FOR INFORMATION PURPOSES ONLY:
4329 Woods Street Old Hickory, Tennessee 37128.
MP 064-13-027.00

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did have a Last Will and Testament (attached hereto), that said Will was not probated, and that the Will devises the property exactly the same as would be the case had decedent passed away intestate.

Further the Affiant sayeth not.

_____ - Affiant

STATE OF TN.
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 23 day of Aug., 2023.

_____
Notary Public

My Commission Expires: 1-4-24

VICKI MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Individual Notary Acknowledgement

STATE OF TN.
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael DAOO JR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 23 date of Aug., 2023.

_____
Notary Public

My Commission Expires: 1-4-24

VICKI MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 35 and the South Half (25 feet) of Lot No. 34 of Block 3 on the Plan of Berryville, a Plat of record in Book 421, Page 117, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Lot No. 35 fronts 50 feet on the West Side of Woods Avenue and extends back Westerly between parallel lines 150 feet to an alley 15 feet wide. The South half of Lot No. 34 fronts 25 feet on the West side of Woods avenue and runs back westerly 150 feet between parallel lines to an alley 15 feet wide.

Being the same property conveyed to George W. Sheppard and wife, Katherinia Mae Sheppard by Warranty Deed dated March 7, 1961 from J.H. Parker et ux Lula Mae Parker, recorded December 20, 1994 in Record Book 470, page 552, Register's Office for Sumner County, Tennessee.

George W. Sheppard having since died

Last Will and Testament

OF

KATHENIA MAE SHEPPARD

I, KATHENIA MAE SHEPPARD, currently domiciled in Davidson County, Tennessee, do make, publish, and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

ARTICLE I

I direct that all my just debts, funeral expense, all estate and inheritance taxes, and the costs of administration of my estate be paid as soon as practicable after my death. However, in the event that any property or interest in property passing under this Will, by operation of law, or otherwise by reason of my death, shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually), I hereby empower my Co-Executors in their sole discretion, to determine whether to pay the debt in full at my death or whether to allow the devisee legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property to take it subject to all encumbrances existing at the time of my death. My Co-Executors, in their sole discretion, may from my domiciliary estate pay all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

ARTICLE II

I will, devise and bequeath all rest, residue and remainder of my property, both real and personal, wheresoever situated equally to my three children, per stirpes, to-wit: Ruth Ann Cook, Charles Ray Sheppard and Myra Jean Tucker.

ARTICLE III

I hereby appoint my three children, Ruth Ann Cook, Charles Ray Sheppard and Myra Jean Tucker, as Co-Executors of this my Will and my estate. In the event that any of my children,

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predeceases me, or in the event that our deaths occur as the result of a common disaster, or for any reason any of my children fail or refuse to qualify and act as a Co-Executor of my estate, then I hereby appoint my remaining children to serve as Co-Executors.

I hereby direct that no bond shall be required of my Co-Executors, named herein. I hereby grant my Co-Executors the power to sell all or any part of my Estate without approval of any Court.

ARTICLE IV

During the administration of my estate, my Co-Executors shall have all those powers granted in Tennessee Code Annotated § 35-50-110, which are incorporated herein by reference. My Co-Executors may employ such attorneys, accountants, appraiser, and investment advisors as they may deem advisable.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and one preceding typewritten page, and for the purpose of identification, I have initialed each such page, all in the presence of the persons witnessing it at my request, on this the 15 day of Oct, 1999.

Kathenia M. Sheppard
KATHENIA MAE SHEPPARD

The foregoing Last Will and Testament, consisting of two (2) typewritten pages, including this page, declared by Kathenia Mae Sheppard, the Testatrix, to be her Last Will and Testament in our presence; and we, at her request, and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, this the 15th day of October 1999, at Tullahoma, Tennessee.

Willie Brown
WITNESS

4444 Lebanon Rd.
ADDRESS

WITNESS

4444 Lebanon Rd.
ADDRESS

202308230065984

AFFIDAVIT OF WITNESS TO PROVE WILL

William Brown and Jaime Scitts, after being duly sworn according to law, deposes and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of Kathenia Mae Sheppard, dated Oct. 15, 1999, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, §32-2-110.

3. That the Testatrix signed paper writing as and for her Last Will and Testament in their sight and presence.

4. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind and more than eighteen years of age.

William Brown
Witness

Witness

STATE OF TENNESSEE
COUNTY OF COFFEE

SUBSCRIBED and Sworn to before me this 15th day of October, 1999.

Frances M Jones
Notary Public

My commission expires: 7-27-02

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/23/23 (date of document).

Affiant Signature

8/23/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY