Karen Johnson Davidson County
Batch# 1053986 AFFIDAVITH
09/26/2023 09 40 18 AM 2 pgs
Fees $12 00 Taxes $0 00
20230926-0075427

This instrument is prepared by
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF Colorado
COUNTY OF Grand

Comes the affiant, David Randel, being first duly sworn according to law, and being of lawful age and is a resident of Colorado, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity

1 Andrew P Todd (the "decedent") died on April 4, 2022

2 The Decedent was survived by the following persons

- Surviving Spouse- Duane Edlao
- Surviving Children
  - Roxanne Marie Todd
  - Molly Kiona Todd Madison

3 Adopted Children of Decedent
- None

4 Deceased Children of Decedent
- None

5. That all persons above named are at least 18 years of age To the best knowledge and belief of the undersigned, Decedent left a Last Will and Testament that has NOT been probated

6 Said Last Will and Testament devised the residuary estate, which included the real property described herein, to his heirs at law in the same manner in which said heirs at law would have inherited the real property if Decedent had died intestate

7 At the time of his death, the Decedent owned real property located at 1223 Kirkland Ave, Nashville, TN 37216, and being more particularly described in Exhibit A attached hereto and in deed of record in Instrument No 20110409-0026733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

8. This affidavit will confirm the vesting of title to the said real property located at 1223 Kirkland Ave, Nashville, TN 37216, Davidson County, Tennessee, after the death of Andrew P. Todd in the above mentioned heirs at law

Further, affiant saith not.

David Randel — DATE 08/19/2023

Subscribed and sworn to before me this 19 day of September, 2023

My Commission Expires 07/18/2026 Notary Public

CINDY SUE C. DEBACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184029019
MY COMMISSION EXPIRES 07/18/2026

STATE OF Colorado
COUNTY OF Grand

Personally appeared before me, the undersigned, David Randel, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

My Commission Expires 07/18/2026 CCDeBaca
Notary Public

CINDY SUE C. DEBACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184029019
MY COMMISSION EXPIRES 07/18/2026

Exhibit A

Land in Davidson County, Tennessee, being Lot Nos 4 and 5 on the Plan of Resubdivision of Inglewood Place, Lots Nos 26, 27, 28 and the easterly 50' of Lot No 29, of record in Plat Book 4660, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Said Lot No 4 fronts 53 0 feet on the northerly margin of Kirkland Avenue and extends back 189 75 feet on the easterly line and 189 75 feet on the westerly line to a dead line in the rear, measuring 53 0 feet thereon

Said Lot No 5 fronts 65 0 feet on the northerly margin of Kirkland Ave and extends back 189 75 feet on the easterly line and 189 75 feet on the westerly line to a dead line in the rear measuring 65 0 feet thereon

Being the same property conveyed to Andrew P Todd, an unmarried man, by deed dated 03/31/2011, from David G Kendall and wife, Rita F Kendall, of record in Instrument No 20110409-0026733, Register's Office for said County