This instrument prepared by:
L. Broner McCoy, Atty
102 North Main Street
Ashland City, TN 37015
File #23080026

Karen Johnson Davidson County
Batch# 1061528 AFFIDAVITH
10/17/2023 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231017-0081463

AFFIDAVIT OF HEIRSHIP OF
Frances L. Graham

1. Affiants are as follow:

Lucille Larraine Hoffman
133 North Vine Street
Ashland City, TN 37015

Sheila Dowell
1017 Johns Road
Joelton, TN 37080

Karen Bowman
3109 Union Hill Road
Joelton, TN 37080

2. That Frances L. Graham (herein after "Decedent") died without a Will (intestate) on 04/21/2023 and was widowed at the time of her death, having survived the death of her husband, Dave A. Graham (dod 09/02/2005) and remained unmarried.

3. Decedent was the natural parent of three (3) children that survived infancy: Lucille Larraine Hoffman, Sheila Dowell and Karen Bowman. No other children were born to or adopted by Decedent during her lifetime.

4. This affidavit is being provided to clarify title to all real property owned by Decedent at the time of her death.

5. The affiants certify that they are aware that a separate Affidavit of Heirship has been executed and recorded simultaneously herewith in Instrument No. 202310170081462, Register's Office for Davidson County, Tennessee, by "Disinterest Parties" and further certify that the affiants therein were familiar with the Decedent and her family and possess the necessary knowledge to execute same as trueful and accurate. Said affiants are as follows:

A. Carol Vaughn
B. Cindy Burney

6. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Frances L. Graham.

7. AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further affiant saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Frances L. Graham, on this the 25th day of Aug., 2023.

Lucille Larraine Hoffman
Lucille Larraine Hoffman

Sworn to and subscribed before me this the 25th day of Aug., 2023.

Kara Krantz
NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Cheatham

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Lucille Larraine Hoffman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25th day of Aug., 2023.

Kara Krantz
NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Frances L. Graham, on this the 17 day of Oct, 2023.

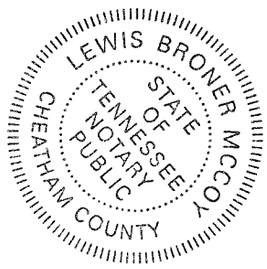
Sheila Dowell

Sheila Dowell

Sworn to and subscribed before me this the 17 day of Oct, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

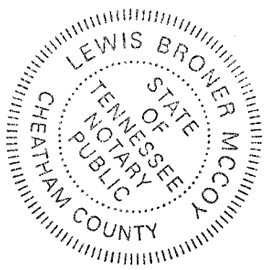
STATE OF TN
COUNTY OF Cheatham



Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Sheila Dowell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17 day of Oct, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26



IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of Frances L. Graham, on this the 17 day of Oct, 2023.

Karen Bowman

Karen Bowman

Sworn to and subscribed before me this the 17 day of Oct, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

STATE OF TN
COUNTY OF Cheatham

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **Karen Bowman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17 day of Oct, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/17/2023 (date of document).

L. Broner McCoy
Date: 10/17/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of Oct., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY