THIS INSTRUMENT PREPARED BY, AND RETURN TO:
PRATT CHILD LEGAL GROUP, PLLC
Richard J. Rice, Attorney BPR # 015245
705 Gate Lane, Suite 202
Knoxville, TN 37909

Karen Johnson Davidson County
Batch# 1083914 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

COMES NOW the undersigned, being first duly sworn, and further being of majority age and competent mind, do hereby depose and make oath that the following statements are true and accurate, and thusly state and affirm as follows:

1. That PHILIP H. WEINERT and wife, LOUISE F. WEINERT, now Deceased, ("Owners"), owned that certain real property being more particularly described as set forth in Warranty Deed of record in BOOK 7701, PAGE 399, Register's Office, DAVIDSON County, Tennessee, which Deed is incorporated herein by this reference; and,

2. That the undersigned personally knew said Owners for several years, are duly authorized to execute this Affidavit, and has personal knowledge of the family of said Owners, and of the facts set forth herein; and,

3. That said PHILIP H. WEINERT a/k/a PHILIP HENRY WEINERT, passed away on or about 13 SEPTEMBER 2022, having been unmarried at the time of his passing; and,

4. That said PHILIP H. WEINERT was predeceased by his wife, the aforesaid LOUISE F. WEINERT, on or about 16 OCTOBER 2009, leaving said PHILIP H. WEINERT as surviving tenant by the entirety as to the above-referenced real property, there being no intervening divorce or legal separation from the time of their acquisition of said real property until the passing of said LOUISE F. WEINERT; and,

5. That said PHILIP H. WEINERT a/k/a PHILIP HENRY WEINERT died testate, with his Last Will and Testament and Estate being probated in DAVIDSON County, Tennessee, Docket Number 22P1925; and,

6. That the Devisees pursuant to said Last Will and Testament were and are: CYNTHIA YVONNE NEW f/k/a CYNTHIA Y. POLSTON, LINDA LOUISE KENNEDY a/k/a LINDA L. KENNEDY, and MARGARET E. MINOR; and,

7. That said MARGARET E. MINOR predeceased said PHILIP HENRY WEINERT on or about 18 SEPTEMBER 2018, her only children ever, natural born or adopted, being JEREMIAH LEE MINOR, KARA LEIGH MESSER and JOEL ADAM MINOR.; and,

8. That the undersigned Affiants are unaware of any other person or entity either having, or claiming to have, any interest in and/or to the subject property; and,

9. That the undersigned do hereby agree to indemnify and hold harmless Foundation Title and Escrow Series, LLC, Pratt Child Legal Group, PLLC, Kathleen Hale McClellan, Esq., Hale Title and Escrow, LLC, and any title insurance underwriter via whom any policy of title insurance is written, their agents, employees, heirs, successors and/or assigns, for any loss or damage incurred as a result of the issuance of policies of title insurance upon the subject property, in reliance upon this Affidavit, which shall survive and not merge with the closing of this transaction; and,

10. That this Affidavit is executed in compliance with the laws of the State of Tennessee, including but not limited to T.C.A. § 30-2-712, as most recently amended, and that WE ARE THE DEVISEES AND/OR HEIRS AT LAW, who attests to the veracity of the statements made herein to the best of their knowledge, information, and belief; and,

11. That this Affidavit is made by the undersigned Affiant freely, and with the knowledge and understanding that whoever willfully, corruptly, and falsely swears to any statement in such affidavit known by such person to be false, or about which they do not have sufficient definitive knowledge to make such sworn statements, being false, commits a Class E felony pursuant to TCA 30-2-712 (2); and,

12. That the undersigned Affiant further understands and acknowledges that this Affidavit is and will be relied upon to authenticate ownership of real property, and that they make this Affidavit for no improper purpose, and fully understand that there may be civil and/or criminal penalties for knowingly and/or willingly making false statements and/or negligently omitting pertinent information and/or facts relevant to the matters as set forth herein; and,

13. FURTHER AFFIANT SAYETH NAUGHT.

Dated this 29TH day of NOVEMBER, 2023.

SIGNATURE of Affiant

JOEL ADAM MINOR
Legibly Print Name Here

SIGNATURE of Affiant

Legibly Print Name Here

SIGNATURE of Affiant

Legibly Print Name Here

SIGNATURE of Affiant

Legibly Print Name Here

SIGNATURE of Affiant

Legibly Print Name Here

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me on this _____ day of _____, 2023.

See attached California Jurat

Notary Public

My Commission Expires: MAY 24, 2025

FTE2309951

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Sacramento }

Subscribed and sworn to (or affirmed) before me on this 29 day of November, 2023
Date *Month* *Year*

by Joel Adam Minor

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Christina Valdez
Signature of Notary Public

CHRISTINA VALDEZ
Notary Public - California
Sacramento County
Commission # 2358801
My Comm. Expires May 24, 2025

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit of Heirship

Document Date:

Number of Pages: 3

Signer(s) Other Than Named Above:

Certificate of Authenticity

I, Tonya Loftin, 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 11/29/2023.

Date

Tonya Loftin

Affiant Signature

December 19, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)