Karen Johnson
Batch # 1096289
01/31/2024 12:11:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20240131-0006813

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 E COLLEGE STREET, STE 200
DICKSON, TENNESSEE 37055
2023-1475

AFFIDAVIT OF HEIRSHIP

I, RODNEY SIDNEY SCHELL, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 7146 Cosgrove Drive, Dallas, TX 75231;

2. That Affiant has personal knowledge of the family of Gregory Joe McCann, deceased, hereinafter referred to as Decedent, by reason of the following: brother-in-law;

3. That Affiant is advised that at the date of death of said Decedent, Decedent held an interest in the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 138 on Plan of Horton Heights Subdivision, Section 6, as of record in Book 2133, Page 24, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Ronald W. Decker and wife, Mildred F. Decker, by deed from E. N. Harris and wife, Lorine A. Harris, dated February 10, 1967, and of record in Book 4103, Page 505, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Mildred F. Decker, upon the death of her husband, Ronald W. Decker, by reason of their tenancy by the entirety. Also being the same property title which vested in Jacqueline Martin, Connie Dodson, Kimberly Decker, and Gregory McCann, by operation of law as the heirs at law of Mildred L. Decker, deceased upon her death on December 23, 2022.

4. That Decedent died on October 18, 2023, and was at the time a resident of Maricopa County, Arizona.

5. That Decedent died intestate;

6. That Decedent was not married at the time of his death.

7. That no children were born to or adopted by the Decedent during his lifetime.

8. That Decedent was preceded in death by his mother, Mildred L. Decker, and by his father, Roland McCann.

9. That I personally know that following persons are all of the half-siblings of the Decedent, both living and deceased, on his father, Roland McCann's side of the family: Charles McCann, Maria McCann Schell, and Michele McCann.

10. That I am advised that Decedent had additional half-siblings on his mother's side of the family as set in an Affidavit of Heirship being filed simultaneously herewith, as follows: Jacqueline Martin, Connie Dodson, and Kimberly Decker.

11. That the following persons constituted all of the heirs at law of Decedent at the time of his date of death and at the time of the execution of this Affidavit:

Charles McCann
Maria McCann Schell
Michele McCann
Jacqueline Martin
Connie Dodson
Kimberly Decker

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

FURTHER THE AFFIANT SAITH NOT.

Dated this 13 day of January, 2024.

Rodney Sidney Schell.
RODNEY SIDNEY SCHELL

STATE OF TEXAS
COUNTY OF Dallas

Sworn to and subscribed before me this 13 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 10-17-2027

ANGELINA MARIE MULLINS
Notary Public, State of Texas
Comm. Expires 10-17-2027
Notary ID 134606327