Karen Johnson Davidson County
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Prepared by:
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Mt. Juliet, TN 37122

Prior Deed Reference:
Book 7096, Page 558, Davidson County Register's Office

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF WILSON)

Comes Cathryn Armistead (the "Affiant"), being first duly sworn according to law, being of lawful age and with business address of 1050 Hamilton Station Blvd. Ste. 200, Lebanon, TN 37087, and does hereby swear to the following of her own free will and based upon their personal knowledge and familiarity:

1. Affiant is an attorney licensed to practice law in the State of Tennessee, identified by the Tennessee Board of Professional Responsibility as B.P.R. # 034698. Affiant is the duly appointed and acting Administratrix of the estate of the Decedent as described and referenced hereinafter and, in that capacity, Affiant has conferred with family members of Decedent and conducted a thorough investigation to determine those who are the Decedent's heirs at law as identified hereinafter.

2. Lynn Ellen Dwyer (the "Decedent") was discovered deceased on May 26, 2023, appearing to have died a matter of some days prior thereto, at the age of 77 years. She was a resident of Davidson County, Tennessee at the time of her death. No document purporting to be a Last Will and Testament of the Decedent was ever found, and accordingly Decedent died intestate. At the time of her death and continuously for many years prior thereto Decedent had resided in/upon real property that she had owned since June 28, 1985 located at 7995 Ridgewood Road in Goodlettsville, Davidson County, Tennessee 37072 (the "Real Property").

3. An intestate probate estate was opened for the administration of Decedent's estate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee in Docket No. 23P1711 (referred to herein as the "Probate Case"), wherein Affiant was appointed as Administratrix.

4. The Decedent was unmarried (widowed) at the time of her death. Decedent never had any natural born children nor adopted children. Decedent's mother was Opal Roedel, who married Jay D. Perdue. Decedent's parents are deceased. Decedent was an only child. Accordingly, Decedent's maternal and paternal relatives are Decedent's heirs at law. However, a diligent search by the Affiant has failed to locate any paternal relatives of Decedent through her deceased father, Jay D. Perdue, who appears to have had one (1) sister who would have been a paternal aunt of the Decedent, but who is deceased and had no children. On the maternal side of Decedent's family, Decedent's mother had ten (10) siblings, who were or are Decedent's maternal aunts and uncles, namely Irene Roedel Gowen (deceased), Irma Roedel Mumm (deceased), Harlan Roedel (living), Lloyd Roedel (deceased), Mildren Roedel Wright (living), Beverly Roedel (living), Ava Roedel Nickel (living), Margaret Roedel Gowen (living), Marian Roedel Schibbelhute (living), and Wilma McCord (living). Irene Roedel Gowen is survived by her two (2) children, Janice Nutting and Karen Nichols. Irma Roedel Mumm is survived by her two (2) children, Rick Mumm and Cynthia Mumm. Lloyd Roedel is survived by his spouse, Faith Roedel, and his two (2) children, Mark Roedel and Dina Roedel Kowal. The living aunts and uncles of Decedent are heirs at law each entitled to ten percent (10%) of Decedent's estate. The living children (and in the case of Lloyd Roedel, his spouse) of Decedent's deceased aunts and

uncles are entitled to equal shares of the share of their deceased spouse/parent. Therefore Janice Nutting, Karen Nichols, Rick Mumm and Cynthia Mumm are entitled to five percent (5%) each, and Faith Roedel, Mark Roedel and Dina Roedel Kowal are all entitled to three and one/third percent (3 1/3% each.

5. A matrix listing the foregoing maternal relationships and heirs at law statuses and percentages of interest in Decedent's estate is attached hereto as Exhibit A.

6. Affiant is a disinterested person in regard to this Affidavit and the Property as she is not related to Decedent nor the Heirs at Law, is thus not a lineal descendant of Decedent, and accordingly has no financial interest in Decedent's estate nor the Real Property aside from her entitlement to reasonable fees for her services as Administratrix. Affiant understands that this Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by any purchasers or grantees of the Property with respect to marketability of the title conveyed to such purchasers or grantees by the above-named heirs at law.

DULY EXECUTED, this 27th day of February, 2024.

Cathryn Armistead, Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Cathryn Armistead, the Affiant, who is personally known to me or proved to be same by satisfactory evidence, and who executed the foregoing instrument, acknowledged that she executed the same as her free act and deed, and that the facts set forth therein are true, correct and complete to the best of her knowledge, information and belief.

Witness, my hand and official seal, this the 27th day of February, 2024.

Commission Expires: 05/03/2027

Notary Public

JULIE ELIZABETH FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A
MATRIX CHART OF HEIRS AT LAW OF LYNN ELLEN DWYER
(HEIRS AT LAW DENOTED BY BOLD FONT)

Name(s)	Relationship to Lynn	Status	Children/Surviving Spouse	Interest
Ida & Emil Roedel	Maternal Grandparents	Deceased	See Below	
Children of Ida & Emil Roedel				
Opal Roedel Perdue	Mother	Deceased	Lynn Dwyer (Decedent)	
Irene Roedel Gowen	Aunt	Deceased	**Janice Nutting**	5.00%
			Karen Nichols	5.00%
Irma Roedel Mumm	Aunt	Deceased	**Rick Mumm**	5.00%
			Cynthia Mumm	5.00%
Harlan Roedel	Uncle	Living		10.00%
Lloyd Roedel	Uncle	Deceased	**Faith Roedel (spouse)**	3.33%
			Mark Roedel	3.33%
			Dina Roedel Kowal	3.33%
Mildred Roedel Wright	Aunt	Living		10.00%
Beverly Roedel	Aunt	Living		10.00%
Ava Roedel Nickel	Aunt	Living		10.00%
Margaret Roedel Gowen	Aunt	Living		10.00%
Marian Roedel Schibbelhute	Aunt	Living		10.00%
Wilma McCord	Aunt	Living		10.00%
TOTAL				100.00%

Probate Consents: On File in Probate Docket No. 23P1171 for Every Heir at Law

Certificate of Authenticity

I, Anthony N. Greco, 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 the **28** day of **February**, 20**24**.



02/28/2024
Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this **28** day of **February**, **2024**

Commission Expires: July 17, 2027



Notary Public

