This Instrument Prepared By:
The Row Title and Escrow, LLC
20 Music Square West, Suite 200
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1107591 AFFIDAVITH
03/05/2024 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240305-0015372

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March, 2024, before me personally appeared **David H. Mayer** who having been duly sworn, deposes and says:

1. That Affiant is at least eighteen (18) years of age and whose office is located in Nashville, Davidson County, Tennessee.

2. That Affiant is the estate attorney for the Estate of John Stuart Beard ("Decedent"), and is familiar with Decedent's family history;

3. That Decedent died on or about 7/09/2023, at the age of 60 years, as a resident of Nashville, Davidson County, Tennessee, whose address was 4215 Harding Pike, Apt 403, Nashville, TN 37203.

4. At the time of death, Decedent was survived by the following persons:

    a. Hannah Beard, Daughter, age 31, whose address is 305 Grand St. Apt A Jersey City, NJ 07302; and

    b. John Elliot Beard, Son, age 33, 11622 Aviation Blvd Apt #308, Inglewood, CA 90304

5. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code. Ann 30-2-712, and the Affiant acknowledges that their execution of the same is subject to and governed thereby, being freely given to establish and reflect the heirship of John Stuart Beard and for no other purpose.

Further, Affiant sayeth not.

David H. Mayer

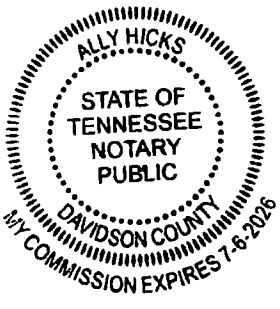
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public in and for said County and State, personally appeared, **David H. Mayer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2024.

Notary Public
My Commission Expires: 7-6-26



TRUE COPY CERTIFICATION

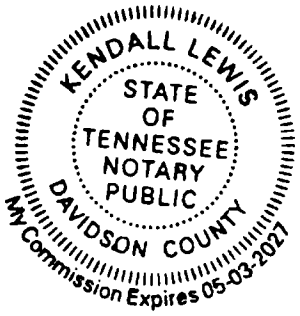
I, Ally M. Hicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2024.

Date: March 5, 2024.

Ally M. Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 5, 2024, before me, the undersigned, personally appeared Ally M. Hicks, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 05·03·2027