Karen Johnson Davidson County
Batch# 1110929 AFFIDAVITH
03/14/2024 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240314-0017552

This Instrument Prepared By:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE, COUNTY OF Davidson

On this 12th day of March, 2024, before me personally appeared Irene Tidwell, "Affiant", who having been duly sworn, deposes and says:

That they are at least eighteen (18) years of age and is a resident citizen of Davidson County, Tennessee residing at 407 Matthews Court Nashville, TN 37207;

That they were personally acquainted with Mary A Osborne, "Decedent", during decedent's lifetime and are familiar with Decedent's family history;

That Decedent died on or about 07/15/2015 a resident citizen of Davidson County, Tennessee residing at 409 Matthews Court, Nashville TN, 37027;

That Decedent was survived by the following persons:

	Name and Address
1. **Surviving Spouse**	None
Surviving Children (adopted, natural born, legitimate or illegitimate)	Virginia Diane Alexander, John Osborne Jr., Michael Osborne, Alan Osborne Sr., Joseph Scott Osborne, Orrin Osborne
Deceased Children (adopted, natural born, legitimate or illegitimate)	Sandra Tribue, Barry Osborne
Children of Deceased Children (adopted, natural born, legitimate or illegitimate)	Amanda Osborne, Richard Tribue

IF DECEDENT WAS SURVIVED BY A SPOUSE, CHILD(REN) OR GRANDCHILD(REN) OF DECEASED CHILD(REN), THEN DO NOT COMPLETE NO. 2, NO. 3 or NO. 4.

CONTINUE TO NO. 2 ONLY IF DECEDENT DIED WITHOUT A SURVIVING SPOUSE, CHILDREN OR GRANDCHILDREN.

	Name and Address
2. **Surviving Parent or Parents**	

IF DECEDENT WAS SURVIVED BY AT LEAST ONE PARENT, THEN DO NOT COMPLETE NO. 3 or NO. 4.

CONTINUE TO NO. 3 ONLY IF DECEDENT DIED WITHOUT A SURVIVING PARENT.

	Name and Address
3. **Surviving Brother(s)/Sister(s)**	
Deceased Brother(s)/Sister(s)	
Children of Deceased Brother(s)/Sister(s)	

IF DECEDENT WAS SURVIVED BY A BROTHER, SISTER, NIECE OR NEPHEW, THEN DO NOT COMPLETE NO.4.

CONTINUE TO NO.4 ONLY IF DECEDENT DIED WITHOUT A SURVIVING BROTHER, SISTER, NIECE OR NEPHEW.

Name and Address

4. **Surviving Paternal Grandparent(s)** _____

   Children of Deceased Paternal Grandparent(s) _____

   Surviving Maternal Grandparent(s) _____

   Children of Deceased Maternal Grandparent(s) _____

5. That the undersigned understands that Realty Title & Escrow Company, Inc. and its title insurance underwriter are relying on the statements made herein to establish the solvency of the Estate of Mary A Osborne so as to enable Realty Title & Escrow Company, Inc. and its title insurance underwriter to issue title insurance policies free and clear of any estate matters relative to the sale of the subject property.

6. That the undersigned agrees to indemnify and hold harmless Realty Title & Escrow Company, Inc., and its title insurance underwriter for any loss or damage which either or both of them may incur as a result of the issuance of title insurance policies on the property located at 409 Matthews Court, Nashville, TN 37207, in reliance on this affidavit.

That all persons above named are at least eighteen (18) years of age, except:

_____

Further, Affiant sayeth not.

Irene Tidwell

Irene Tidwell, Affiant

STATE OF TENNESSEE

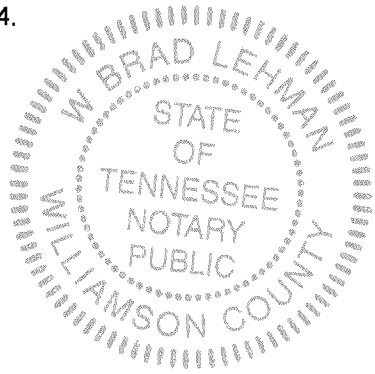
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 12th day of March, 2024.

W Brad Lehman

Notary Public

My Commission Expires: 9/21/2024



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 13th, 2024.

Custodian's Signature — 03.13.24 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

W. BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY