This Instrument was Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1111030 AFFIDAVITH
03/14/2024 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240314-0017685

**AFFIDAVIT OF HEIRSHIP**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Hugh Owen Nash, III, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. Elizabeth Gaither (the "Decedent") died on October 16, 2022, a resident of Davidson County, Tennessee.

2. At the time of his/her death, the decedent owned real property, more commonly known as 814 West Williamsburg Drive, Nashville, TN 37221 (the "Property").

3. The Decedent was the sole vested owner of the Property at the time of her death.

4. Affiant is a resident of Davidson County, in the State of Tennesse.

5. Affiant is familiar with the family history of the Decedent.

6. The Decedent died intestate and without a Last Will and Testament.

7. Affiant further states that the Decedent was survived by the following child/children:

| **Name:** | **Relationship:** |
|---|---|
| Christopher O'Rear | Son |
| Mike O'Rear | Son |
| Casey Wilson | Daughter |

8. The affiant is aware of these facts because he/she has intimate knowledge of them and has known the Decedent for over 38 years.

9. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC and their title insurance underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 814 West Williamsburg Drive, Nashville, TN 37221 in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Hugh Owen Nash, III, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Hugh Owen Nash, III, Affiant

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

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Hugh Owen Nash, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of March, 2024.

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-27

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 13, 2024.

Tori Cole
Affiant Signature

Date: 3/14/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 14, 2024.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-10-2024

Notary's Seal

