Karen Johnson Davidson County
Batch# 1121425 AFFIDAVITH
04/10/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240410-0025451

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

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Williamson

We, Robert Steven Chadwell, Brenda Marie Chadwell, and Laurie Ann Deatheridge, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, we hereby affirm the following:

1. That Robert Esley Chadwell (the "Decedent") died on October 12, 2020, a resident of Davidson County, Tennessee.

2. Decedent owned real property at the time of his death more commonly known as 3409 McGavock Pike, Nashville, TN 37217 (the "Property").

3. Decedent, at the time of his death, was the sole vested owner of the Property.

4. Affiants are residents of the State and County provided below their names as listed in Number 7 of this Affidavit.

5. Affiants are familiar with the family history of the Decedent.

6. Decedent died testate. The Last Will and Testament of Robert Esley Chadwell has not and will not be submitted to Probate and is attached hereto as Exhibit "A".

7. Affiants further state that they are the children of Decedent and are also the devisees under Decedent's Last Will and Testament, and are residents of the following States and Counties:

Name:	**Relationship:**
Robert Steven Chadwell	Son
- State and County of Residence:	Davidson Cnty, TN
Brenda Marie Chadwell	Daughter
- State and County of Residence:	
Laurie Ann Deatheridge	Daughter
- State and County of Residence:	Davidson County, TN

8. Affiants are aware of these facts because they have intimate knowledge of the facts due to the fact that they are the children of Decedent.

9. The Decedent had no children who predeceased him, 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, Foundation Title & Escrow Series, LLC and their title insurance underwriter(s) for liability which any of them may incur as a result of issuing policies of title insurance on property located at 3409 McGavock Pike, Nashville, TN 37217 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 Williamson

We, Robert Steven Chadwell, Brenda Marie Chadwell, and Laurie Ann Deatheridge, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of our knowledge, information and belief.

Robert Steven Chadwell, Affiant

Brenda Marie Chadwell, Affiant

Laurie Ann Deatheridge, Affiant

Sworn to and subscribed before me this 8 day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, Robert Steven Chadwell and Laurie Ann Chadwell, 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 persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Certificate of Authenticity

I, Tonya Loftin, 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

April 8, 2024

Date

Tonya Loftin

Affiant Signature

April 10, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)