This instrument prepared by:
CLOSED LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File #2024-10381-LLC

Karen Johnson Davidson County
Batch# 1131265 AFFIDAVITH
05/06/2024 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033082

AFFIDAVIT OF HEIRSHIP OF
BETTYE O. GAINES

1. Affiants are as follow:

GREGORY SCOTT GAINES
509 Pearre Springs Way
Franklin, TN 37064

JEFFREY ALLEN GAINES
905 Springhouse Cir
Lebanon, TN 37087

CHRISTOPHER RANDALL GAINES
1444 Station Four Ln
Old Hickory, TN 37138

BRADFORD LEE GAINES
784 Plantation Blvd
Gallatin, TN 37066

2. That **BETTYE O. GAINES** (herein after "Decedent") died without a will (intestate) on 3/29/23 and was widowed at the time of her death. (having survived the death of her husband, **HAROLD G. GAINES** (dod 9/27/21), and remained unmarried until death. Decedent and **HAROLD G. GAINES** remained married, each to the other, until her death.

3. Decedent was the natural parent of five (5) children that survived beyond infancy: **HAROLD GRADEN GAINES, JR, GREGORY SCOTT GAINES, JEFFREY ALLEN GAINES, CHRISTOPHER RANDALL GAINES and BRADFORD LEE GAINES.** No other children were born to or adopted by Decedent during her lifetime.

4. The said **HAROLD GRADEN GAINES, JR** having predeceased both parents, **HAROLD G. GAINES and BETTYE O. GAINES** (dod 6/27/60).

5. This affidavit is being provided to clarify title to all real property owned by Decedent at the time of her death.

6. The Affiants certify that they are aware that a separate Affidavit of Heirship has been executed and recorded simultaneously herewith at Record Book 202405060033081 _____, Page _____, RODCT, by "Disinterest Parties" and further certify that each of the affiants therein were familiar with the Decedent and her family and possess the necessary knowledge to execute same as trueful and accurate. Said Affiants are as follows:

A. **KIM ROGERS**
B. **KAREN L. MURPHY**

7. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **BETTYE O. GAINES.**

8. AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

9. Further affiant saith not.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **BETTYE O. GAINES** on this the 2nd day of May, 2024.

GREGORY SCOTT GAINES

JEFFREY ALLEN GAINES

CHRISTOPHER RANDALL GAINES

BRADFORD LEE GAINES

Sworn to and subscribed before me this the 2nd day of May, 2024.

NOTARY PUBLIC
My Commission expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tn
COUNTY OF Wilson

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **GREGORY SCOTT GAINES, JEFFREY ALLEN GAINES, CHRISTOPHER RANDALL GAINES and BRADFORD LEE GAINES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of May, 2024.

NOTARY PUBLIC
My Commission expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

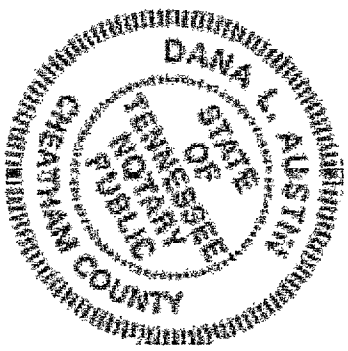
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 2, 2024.

Elizabeth Levsen

Date: May 2, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this May 2, 2024.



Notary Public
My Commission Expires: 7/25/26