THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA HULME, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH EXAMINATION.

Karen Johnson
Batch # 1133223
05/09/2024 02:29:14 PM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20240509-0034345

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **KIMBERLY M BUSH** whose mailing address is **1580 Maxwell Branch, Cottontown, TN 37048**, and **KANDICE M ELROD** whose mailing address is **214 Victor Reiter Parkway, Portland, TN 37148**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **JACKIE RUTH BUSH**.

2. **JACKIE RUTH BUSH** died **March 13, 2024**, owning a parcel of real property located in Davidson County, Tennessee, as follows: **514 Utley Drive, Goodlettsville, TN 37072 [MAP AND PARCEL:** 018 12 0 035.00].

> Land in Davidson County, Tennessee, being Lot No 40 on the plan of CONNELL ESTATES, SECTION 2, as shown by plat of record in Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat preference is hereby made for a more complete description.
>
> BEING the same property conveyed to John W. Bush and Jackie R. Bush, by Quitclaim Deed from Jimmy D. Bush, dated December 22, 2014, and recorded December 30, 2014, of record in Instrument No. 20141230-0118774, in the Register's Office for Davidson County, Tennessee. John W. Bush predeceased Jackie R. Bush on March 30, 2021, leaving her the surviving tenant by entirety.

3. **JACKIE RUTH BUSH** was unmarried at the time of her death as her husband, **JOHN WILLIAM BUSH** predeceased her on March 30, 2021.

4. The decedent was survived by three adult children: **JOHN R. BUSH** whose address is **1580 Maxwell Branch, Cottontown, TN 37048,** and **RUTHIE ANN DILLON** whose address is **104 Trucord Drive, Hendersonville, TN 37075,** and **JIMMY D. BUSH** whose address is **108 Dorr Drive, Goodlettsville, TN 37072**. As such, said children are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **JACKIE RUTH BUSH** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **JACKIE RUTH BUSH** in **JOHN R. BUSH** vested with 1/3 interest in said property, **RUTHIE ANN DILLON** vested with 1/3 interest in said property, and **JIMMY D. BUSH** vested with 1/3 interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 2nd day of May, 2024.

Kandice Elrod
KANDICE M ELRODD

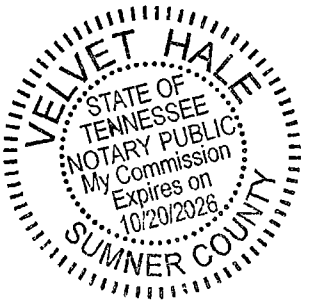
STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally, appeared before me, **KANDICE M ELRODD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

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

Velvet Hale
Notary Public

My Commission Expires: 10·20·2026



IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 2nd day of May, 2024.

Kimberly M. Bush

KIMBERLY M BUSH

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally, appeared before me, **KIMBERLY M BUSH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

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

Velvet Hale

Notary Public

My Commission Expires: 10.20.2026

VELVET HALE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/20/2026
SUMNER COUNTY