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

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **PAM CRAFT** whose mailing address is **99 Old Highway 31 E Bethpage, Tennessee 37022**, and **JAMES CRAFT** whose mailing address is **99 Old Highway 31 E Bethpage, Tennessee 37022.**

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 **KENNETH H. LARKIN, JR.**.

2. **KENNETH H. LARKIN, JR.** died **May 2, 2024**, owning a parcel of real property located in Davidson County, Tennessee, as follows: **513 Westward Winds Drive, Nashville, Tennessee 37221 [MAP AND PARCEL: 142 11 0 115.00].**

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO. 38 ON THE PLAN OF WESTWARD WINDS SUBDIVISION, AS OF RECORD IN BOOK 3700, PAGE 32, REGISTERS OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 38 FRONTS ON THE SOUTHERLY MARGIN OF WESTWARD WINDS DRIVE 80.0 FEET AND RUNS BACK BETWEEN LINES BEING 136.0 FEET ON THE WESTERLY LINE AND 144.9 FEET ON THE EASTERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES 73.2 FEET THEREON.

Being the same property conveyed to Kenneth H. Larkin, Jr. and wife, Martha H. Larkin by Deed from James A. Lowry and wife, Martha R. Lowry, recorded July 6, 1983, of record in Deed Book 6091, Page 26, in the Register's Office for

Karen Johnson Davidson County
Batch # 1143160 AFFIDAVITH
06/04/2024 03:20:58 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240604-0041783

Davidson County, Tennessee.

Further, being the same property conveyed to Kenneth H. Larkin, an unmarried man by Quitclaim Deed from Kenneth H. Larkin aka Kenneth H. Larkin, Jr., surviving spouse of Martha H. Larkin, dated March 24, 2008, and recorded April 15, 2008, of record in Instrument No. 20080415-0038178, in the Register's Office for Davidson County, Tennessee. Martha H. Larkin predeceased Kenneth H. Larkin on November 7, 1994.

3. **KENNETH H. LARKIN, JR.** was unmarried at the time of his death as his wife, Martha Ann Larkin predeceased him on November 7, 1994.

4. The decedent was survived by one adult child, **MICHAEL ALAN LARKIN,** whose address is **3248 Penn Meade Way, Nashville, TN, 37214**. As such, said child is 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 **KENNETH H. LARKIN, JR.** 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 **KENNETH H. LARKIN, JR.** in **MICHAEL ALAN LARKIN** vested with 100% interest in said property The real property is owned by said individual 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 31 day of May, 2024.

Pam Craft
PAM CRAFT

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally, appeared before me, **PAM CRAFT**, 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 31 day of May, 2024.

Sarah E Long
Notary Public

My Commission Expires: 10-26-2027

SARAH E LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 26, 2027

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 31 day of May, 2024.

JAMES CRAFT

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally, appeared before me, **JAMES CRAFT**, 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 31 day of May, 2024.

Notary Public

My Commission Expires: 10-26-2027

SARAH E LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 26, 2027