Karen Johnson Davidson County
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Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comes now, Opal Linda Baxter, Georgie A. Osment, Afranda J. Baker, George I. Osment, Jr. and Darrell R. Osment, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: Linda Baxter 978 Lochmoor Dr. Hendersonville, TN 37075
Georgie Osment 3405 Shakery Ile Ct Antioch TN 37013
Afranda Baker 182 Julia Ann Court Springfield TN
George Osment Jr 4015 Grays Point Rd Joelton TN 37080
Darrell R Osment 5011 Pine Valley Rd Ashland City TN 37015

3. I personally knew George Osment, Sr., deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):

Daughter - Daughter - #3 Daughter Son Son

4. George Osment, Sr. (the "decedent") died 11/06/2022.

5. Decedent died without leaving a Will.

6. The decedent died without a surviving spouse. The decedent was married once during his lifetime and died a widower. The decedent's wife, Ophie L. Osment, died 09/23/2021.

7. The decedent had five (5) children born to him and/or adopted to wit,

Opal Linda Baxter, Georgie A. Osment, Afranda J. Baker, George I. Osment, Jr. and Darrell R. Osment.

8. At the time of his death, the decedent owned real property located at Pine Valley Road, Ashland City, TN 37015, in Davidson County, Tennessee. The decedent received his interest in said real property by deed from James E. Hodgens and wife, Delores Hodgens, of record in Book 4078, Page 248, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by and First American Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated this 7th, day of August, 2024.

Opal Linda Baxter

Georgie A. Osment

Afranda J. Baker

George I. Osment, Jr.

Darrell R. Osment

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn and subscribed before me this 7th day of August, 2024, as being executed by Opal Linda Baxter, Afranda J. Baker, George I. Osment, Jr. and Darrell R. Osment.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn and subscribed before me this 7th day of August, 2024, as being executed by Georgie A. Osment.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TCA 30-2-712 (f)
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 felony.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Opal Linda Baxter, Afranda J. Baker, George I. Osment, Jr. and Darrell R. Osment, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and seal at office, this 7th day of August, 2024.

My Commission Expires: 6/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Georgie A. Osment, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal at office, this 7th day of August, 2024.

My Commission Expires: 6/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TCA 30-2-712 (f)
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 felony.

Certification of Recorded Documents

I, Anita Lester, 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 August 13, 2024.

(AFFIANT) – Anita Lester

August 13, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 13, 2024.

My commission expires: 3.3.24

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON