Karen Johnson
Batch # 1197736
10/25/2024 08:10:36 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20241025-0082848

PREPARED BY:
Michael W. Ferrell
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned, Jerry Breeden, "the Affiant", after being duly sworn makes oath as follows:

1. That the Affiant is over the age of 18 years.

2. That the Affiant resides at 5133 Fredericksburg Way E., Brentwood, TN 37027.

3. That the Affiant is the nephew of Richard Wayne Breeden, deceased, and makes this affidavit upon his personal knowledge of the facts herein contained.

4. That Richard Wayne Breeden died intestate on June 25, 2024, a resident of 516 Augusta Drive, Hermitage, Davidson County, Tennessee at the time of his death.

5. That at the time of his death, Richard Wayne Breeden ("Decedent") was the owner of a certain parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot NO. 403 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County, to which plan reference is here made for a description.
>
> Being the same property conveyed to Richard W. Breeden and wife, Shirley A. Breeden by deed of record in Book 4670, Page 913, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 516 Augusta Drive, Hermitage, TN 37076
>
> Map/Parcel: 075 04 0 122.00

6. That Decedent was unmarried at the time of his death. There were two (2)

children born to or adopted by the Decedent, they being Mary Ann Breeden Abraham and Jeffrey W. Breeden, both now living.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that his execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further the Affiant saith not.

JERRY BREEDEN,
Affiant

Sworn to and subscribed before me on this the 21ST day of October, 2024.

Notary Public

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027

My Commission Expires: 5-22-27

JERRY BREEDEN,
Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jerry Breeden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 21ST day of October, 2024.

Cassie A Karsten
NOTARY PUBLIC

My Commission Expires: 5-22-27

