This instrument prepared by:
SOUTHEAST TITLE
805 S CHURCH ST
SUITE 12
MURFREESBORO TN 37130

AFFIDAVIT AS TO HEIRS
of
Vivian Christine Jernigan
(Pursuant to T.C.A. §30-2-712)

Karen Johnson Davidson County
Batch# 1200167 AFFIDAVITH
11/01/2024 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0084706

State of TENNESSEE
County of DAVIDSON

On the 30th day of October, 2024before me personally appeared **JOHN MADDEN SR.** "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Vivian Christine Jernigan**, "the Decedent."

And That the Affiant knew the Decedent for over 30 years and is familiar with Decedent's family history as they have been **family friends** during this time period.

And that said Decedent died on or about **August 29, 2024**.

Title to the herein described real property in **DAVIDSON** County, Tennessee was vested in **Vivian Christine Jernigan**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated.

Name Relationship to Decedent
MICKEY LEE JACKSON, only child

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Mickey Lee Jackson,** as all the heirs of **Vivian Christine Jernigan.**

And said decedents did leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property

State of TENNESSEE
County of DAVIDSON

I, **JOHN MADDEN SR.** , the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Southeast Title of Murfreesboro, LLC

John madden

~~David Jennings~~ John Madden, Sr.

Sworn to ~~and~~ subscribed before me on this 30TH DAY OF OCTOBER 2024.

Judy Reed

Notary Public

My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

(Notary Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 3129

BEING Lot No. 165 of Peppertree Subdivision, Section 16, as shown by plat of record in Plat Book 8250, Page 195, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James P. Jernigan and Vivian C. Jernigan, husband and wife, dated 5-4-00 by deed from of record in Record Book 10443, Page 664, Register's Office for said County.

**James P. Jernigan and Vivian C. Jernigan are now deceased. Mickey Jackson is the Executor of Vivian Christine Jernigan's estate.

Certificate of Authenticity

I, **Carla R. Dillard**, 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 10.31, 2024.

10.31.24

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me on October 31, 2024.

Judy Reed

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD