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Karen Johnson Davidson County
Batch# 1202366 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF Virginia)
COUNTY OF Henrico)

I, Emily Hines Seibert, hereinafter referred to as "Affiant", being duly sworn, makes oath as follows:

1. That Affiant presently resides at 10603 Cloister Drive, Richmond, Virginia 23238.

2. That Affiant personally knew Charles Everette Bain, deceased, hereinafter referred to as "Decedent" for approximately 65 years, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at the date of death said Decedent, the Decedent owned an interest in the following described real estate in Davidson County, Tennessee (see Exhibit A).

4. The Decedent died on May 24, 2024 and was a resident of Davidson County, Tennessee. He was not married at the time of his death, but was predeceased by his wife, Marjorie Ann Baker Bain, who died on July 8, 2022.

5. Decedent died testate, but his estate has not yet been probated.

6. The sole Heirs-at-Law at the time of his death were his two children, Carol Bain Kelly and Scott Douglas Bain. These are the sole heirs under Decedent's Last Will & Testament as well.

FURTHER AFFIANT SAITH NOT.

Emily Hines Seibert

STATE OF VIRGINIA)
COUNTY OF HENRICO)

Before me, a Notary Public, in and for the State of Tennessee, personally appeared the within named Affiant, Emily Hines Seibert, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at RICHMOND, VA in HENRICO County this the 30th day of October, 2024.

Sandra L. Jones

Notary Public
Printed Name: SANDRA JONES

My Commission Expires: 03/31/2027

SANDRA LEE JONES
NOTARY PUBLIC
REG. #9066770
MY COMMISSION EXPIRES
03/31/2027
COMMONWEALTH OF VIRGINIA

Exhibit A

A description of the property at 709 Spring House Circle, Brentwood, Tennessee, 37027, the property described in the Affidavit of Heirship, is as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the resubdivision of Lots 69, 70, 105, 106, and 107, Phases 1 and 2, Plan of Hearthstone Subdivision, of record in Book 5790, page 575, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed by warranty Deed from Radnor Homes, Inc. to Charles E. Bain and wife Marjorie B. Bain of record in Book 7501, page 950, Register Office of Davidson County, Tennessee. The said Marjorie B. Bain having died on July 8, 2022. Being the same property conveyed to Charles E. Bain by Affidavit of Heirship as a result of the death of his wife, Marjorie B. Bain, bearing Instrument No. 20220909-0101132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

CERTIFICATE OF AUTHENTICITY

I, H. Julianne Lackey Angelova, Esq., 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 October 30th 2024.

~~Affiant~~ Signature

Date: ~~October~~ November, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 5th day of November, 2024.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

