This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue S.,
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1207594 AFFIDAVITH
11/21/2024 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091054

AFFIDAVIT OF HEIRSHIP

I, Ashley Dane McGahey, hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently resides at the following address:

   1039 Monticello Place, Gallatin, TN 377066

2. That Affiant knew **Terry T. Craft,** hereinafter referred to as Decedent and has personal knowledge of the family, life, and death of the Decedent by reason of the following:

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than **20** years.

3. That Affiant knew that at date of death, Decedent had ownership interest in the following described real estate in Davidson County, Tennessee: 609 N Stonegate Drive, Antioch, TN 37013.

4. That Decedent died on March 1, 2024, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died with a Last Will and Testament that has not been presented for probate, a copy of which is attached.

6. That Decedent was unmarried at the time of his death.

7. That the following were all the children born to or adopted by Decedent during his lifetime, now living or deceased.

   a. Debra Leigh Seaborn
   b. Laurie Ann Davidson
   c. Paul Trammell Craft

8. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent.

   Debra Leigh Seaborn (Adult)- 760 Mount Vernon Rd., Bethpage, TN 37022

   Laurie Ann Davidson (Adult) – 100 Batey Circle, Apt. C, Dickson, TN 37055

9. The Affiant is not beneficiary, legatee or heir of Terry T. Craft and has no financial interest in the **Estate of Terry T. Craft.**

10. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

12. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Ashley Dane McGahey, 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 this 9th day of November, 2024.

Notary Public

Roger G Clemons
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

My Commission expires: 6-24-25

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/9/24 (date of document)

Regina Sullo

Affiant Signature

November 21, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202411210091054