Prepared by and return to:
Titan Title Company, LLC
7500 Capital Drive
Germantown, TN. 38138

Karen Johnson Davidson County
Batch# 1226648 AFFIDAVITH
01/15/2025 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003288

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25 day of November, 2024 before me personally appeared: **Patricia Reese Donnell**, who resides at: **487 Hickory Glade Drive, Antioch, TN 37013**, to me personally known who being duly sworn under oath and penalty of perjury did state that (I) the Affiant have known the family for 33 **years** and am familiar with the family history of **Willie F. Hereford** (the deceased) who was the owner of the following property: **121 Buena Vista Court, Nashville, TN 37218.**

The Affiant states that the deceased did not leave a will. Affiant further states that the decedent died on or about March 27, 2021 in Davidson County, Tennessee.

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

NAME OF HEIR	RELATION TO THE DECEASED	OVER THE AGE OF 18
Tara Kathryn Hereford	Wife	Yes
William Henry Hereford	Son	Yes
Breanna Nicole Hereford	Daughter	Yes

and Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

THE AFFIANT UNDERSTANDS: 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 definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony T.C.A. 30-2-712(f). Penalty for a Class E Felony is: not less than (1) year nor more than (6) years in prison. In addition, the jury may assess a fine not to exceed three thousand dollars ($3,000.00) unless otherwise provided by statue T.C.A. 40-35-111(5). Furthermore, this Affidavit of Heirship is being used to authenticate the ownership of the above mentioned property. This affidavit is being relied upon by the Purchaser, Settlement Agent, and Title Company for the purpose of proceeding with the closing of a purchase transaction and issuing title insurance on the above mentioned property. The Affiant hereby agrees to indemnify the Purchaser, Settlement Agent, Title Company, and any other entity that incurs damages that arise from any false or misleading statements (intentional or not) stated in this Affidavit. Said damages may include but not be limited to: the purchase price, cost of collection and correction, and any and all attorney fees.

Patricia Reese Donnell
Affiant

JUSTIN STERN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this day 25 day of November, 2024.

Justin Stern
Notary Public

My commission expires: 9/19/2027

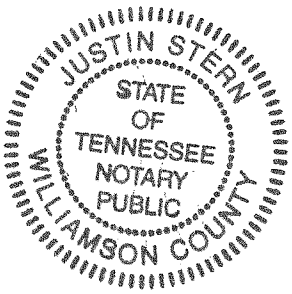
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Patricia Reese Donnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 25 day of November, 2024.

My Commission Expires: 9/19/2027

Justin Stern
Notary Public



Tennessee Certification of Electronic Document

I, Michael M. Wardlow, do hereby make the 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 11/25/24.

Affiant Signature

1/6/25
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 6th day of January, 2025.

Notary Public

My commission expires: DAVID A. RUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 07-14-26