PREPARED BY:

Title Escrow of Robertson County, Inc.

215 Highway 76

White House TN 37188

Karen Johnson Davidson County
Batch# 1234831 AFFIDAVITH
02/06/2025 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250206-0009171

AFFIDAVIT OF HEIRSHIP
of Terry Seay

I, ~~Mary~~ Meret Taylor, herein referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 1172 BRITTANY PARK LANE ANTIOCH, TN 37013.

2. That Affiant personally knew Terry Seay, herein referred to as Decedent, for over 10 years, and has personal knowledge of the family of the Decedent.

3. That Affiant, ~~Mary~~ Meret MT Taylor, knew that at the time of death of said Decedent, Terry Seay owned an interest in the real estate in Davidson County, Tennessee known as 1172 Brittany Park Lane, Antioch, TN 37013.

4. That Decedent died intestate on September 17, 2024, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent was unmarried;

6. The decedent had three children, Moses Allen Seay, Jr., Tracey Matilda Baugus, and James Seay by birth or adoption.

7. Moses Allen Seay, Jr. died intestate on October 20, 2020. He was never married and had no children either by birth or adoption, and no children that predeceased him.

8. Tracey Matilda Baugus died intestate on May 11, 2019. She was never married and had no children either by birth or adoption, and no children that predeceased her.

9. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledge that their 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.

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

FURTHER THE AFFIANT SAITH NOT.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of January, 2025.

com. exp. 7/7/27

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

In Witness Whereof and in testimony hereto I have signed my name.

~~Mary~~ Taylor
Merdt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

NB Merdt Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named ~~Mary~~ Taylor 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 Nashville, Tennessee, this the 24th day of January, 2025.

Notary Public
My Commission Expires: 7/7/27

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathy Lee, 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 11/24/25.

Date

Affiant Signature

11/24/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON