Prepared By:
Mockingbird Title & Escrow Services, LLC
611 Woodland Avenue
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1239373 AFFIDAVITH
02/21/2025 06:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250221-0012632

AFFIDAVIT OF HEIRSHIP RE: MILES HUNT, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of February, 2025, before me personally appeared Clarence E. Cole, "Affiant", who having been duly sworn, deposes and says:

That he is at least eighteen (18) years of age and is a resident of Cheatham County, Tennessee residing at 173 Betsy Way, Pleasant View, Tennessee 37146; and

That he is a long-time friend of more than 40 years of the family of Miles Hunt, Jr., deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about June 21, 2001, a resident of Davidson County, Tennessee, residing at 2624 Old Matthews Rd., Nashville, Tennessee 37207; and

That Decedent was predeceased by his wife, Frances Hunt, who died on December 20, 1999. Decedent never remarried; and

That Decedent was survived by his son, Larry J. Welch, Decedent's only biological or adopted child; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by First American Title Insurance Company in the issuance of its title policy covering the premises described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said County.
>
> Said Lot No. 56 Fronts 62.0 feet on the Southerly margin of Matthews Road and extends back 127.6 feet on the Westerley line and 127.4 feet on the Easterley line to a dead line in the rear measuring 58.4 feet thereon.
>
> Being the same property conveyed to Miles Hunt, Jr., and wife, Frances Hunt, and Charles Henry Welch by deed from Trinity Hills Village, Inc., of record in Book 4499, page 854, said Register's Office for Davidson County, Tennessee.
>
> Frances Hunt, having died on December 20, 1999, left her interest to Miles Hunt, Jr., as the remaining tenant-by-the entirety. Miles Hunt, Jr., having died intestate on June 21, 2001, left his interest to his sole heir, Larry J. Welch. Charles Henry Welch, died intestate on May 24, 2014. Sandra D. Welch, in her capacity of Administrator of the Estate of

Charles Henry Welch, conveyed his interest in the property to Shirley Welch-Hanner, by Executrix Quitclaim Deed of record in Instrument No. 20150527-0048598. Shirley Jean Hanner died on December 28, 2024, leaving her interest in the property to her sole heir, Arnold Hanner (see Affidavit of Heirship, of record in Instrument No. 20250122-0004917, Register's Office for Davidson County, Tennessee.

Further, Affiant sayeth not.

_____(L.S.)
Clarence E. Cole

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO before me this 18TH day of FEBRUARY, 2025.

_____
Notary Public

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Clarence E. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DAVIDSON County, Tennessee, this 18TH day of FEBRUARY, 2025.

_____
Notary Public

My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 February 18, 2025

February 18, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18 day of February, 2025

Notary Public: _____

My Commission Expires: 7.6.26