Karen Johnson Davidson County
Batch# 1240645 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20250225-0014032

This instrument prepared by/return to:
MARTIN L. PIERCE, Attorney at Law
Pierce, Huisman & Heartfield, PLLC
4513 Hixson Pike, Suite 109
Hixson, Tennessee 37343
(423) 648-4303; TN Bar No. 009608

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	Map/Parcel No.
(Name) **Dianne Davis Crenshaw**	(Name) **Dianne Davis Crenshaw**	**43-10-B-103**
(Street Address) **661 Hill Rd**	(Street Address) **661 Hill Rd**	
(City) (State) (Zip) **Brentwood, TN 37027**	(City) (State) (Zip) **Brentwood, TN 37027**	

AFFIDAVIT OF HEIRSHIP AND DESCENT

STATE OF TENNESSEE :

COUNTY OF RUTHERFORD :

Comes now the undersigned affiant ("Affiant"), **THOMAS H. SCOTT** of **2227 Athens Avenue, Murfreesboro, Tennessee**, who, being duly sworn, deposes and says upon oath that this affidavit relates to that certain "Property," commonly known as **555 North Dupont Avenue, #E-103, Madison**, Davidson County, Tennessee 37115, as more particularly described on Exhibit A attached hereto and made a part hereof. Affiant makes the following statements under oath as being relevant and material to the ownership of said Property that was owned by **SANDRA LEE PRATT** who died on **October 25, 2024**:

1. Affiant was personally acquainted with **SANDRA LEE PRATT** (hereinafter referred to as "Sandi") during her lifetime for more than thirty (30) years, and Affiant and his wife, Suzanne, were in contact with Sandi and all of the members of her immediate family – her mother, Helen Pratt, and Sandi's three sisters, Dianne, Lynn, Cheryl (Cheri) [Sandi's father, Malcolm S. Pratt, had predeceased Affiant's becoming friends with Sandi.] -- during all of those years. Affiant's spouse, Suzanne Scott, owned a catering business that Sandi worked with and for at various times over the years. He saw Sandi often through the years as they also attended church together, and he also saw Sandi at holiday gatherings, saw Sandi about every other week at church while she was living in Murfreesboro, and saw Sandi two to three times seasonally when she worked for the catering business when Sandi was home from physical therapy school that Sandi was attending. Affiant knows that Sandi never married and never had any child(ren). Affiant knows that Sandi's mother, Helen Boker Vranes Pratt, predeceased Sandi and that Helen Boker Vranes Pratt only ever had four children, Sandi, Dianne Davis Crenshaw, Lynn Vranes Bulger, and Cheryl Pratt Murman. Affiant also knows that Sandi's father, Malcom C. Pratt, also predeceased Sandi, and that Malcolm C. Pratt only

ever had two children, Sandi and Sandi's sister, Cheryl Pratt Murman. Affiant knows Sandi to have only three siblings ever, Dianne Davis Crenshaw of Brentwood, Tennessee, Lynn Vranes Bulger of Washington, D.C., and Cheryl Pratt Murman of Chattanooga, Tennessee, all of whom survived Sandi. Thus, Affiant was quite familiar with Sandi and with Sandi's entire immediate family and their history for a period of over 30 years leading up to Sandi's death. Affiant further states that:

(a) **Sandra Lee Pratt** died on October 25, 2024, a resident of Davidson County, Tennessee, and

(b) **Sandra Lee Pratt** was survived by the following persons:

> Surviving Siblings: Sisters, Cheryl Pratt Murman, Lynn Vranes Bulger, and Dianne Davis Crenshaw; and

> Surviving Spouse: NONE; and

> Surviving Children: NONE; and

> Predeceased Child(ren): NONE;

> Surviving Parent(s): NONE; and

2. Affiant is at least eighteen (18) years of age; and

3. Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by all persons, lenders, and title insurers in the issuance of title policies covering the real property owned by **Sandra Lee Pratt**, deceased, and related to **her** estate for the property as described in Exhibit A; and

4. This Affidavit is made for the protection and benefit of those parties hereafter dealing with or who may acquire an interest in the Property.

Further, affiant sayeth not.

Executed this 22nd day of January, 2025.

Affiant Signature – **Thomas H. Scott**
2227 Athens Avenue
Murfreesboro, TN 37228

STATE OF TENNESSEE :
:
COUNTY OF RUTHERFORD :

On this 22nd day of January, 2025, before me personally appeared **THOMAS H. SCOTT**, to me known to be the person described in and who executed the foregoing Affidavit (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal.

NOTARY PUBLIC
My Commission Expires: February 3, 2025

x:/Doc/EA/SPratt/Affidavit/TScott

EXHIBIT A

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. E-103, on the plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614 and corrected in Book 5608, page 551 and Amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 179-182, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Betty Coleman, unmarried from Shirley Manlove-Smith and Charles D. Phillips and Gayle Hardaway and Randy L., by Deed dated June 13, 2005, as Instrument No. 200507270087648, in the Register's Office for Davidson County, Tennessee. The said Betty Coleman having since died on October 23, 2008. Michal W. Cothern is named as Personal Representative pursuant to the Petition For Probate of Will and according to Case No. 09P-266 Seventh Circuit Court (Probate Division) for Davidson County, State of Tennessee, Michael W. Cothern is hereby authorized and empowered to sign subject transaction.

Subject to any and all plats, easements, restrictions, and other matters of record.

SEE also Trans: T20090075618 DEEDWARR, dated 11/05/2009, No. 20091105-0102450 in the Register's Office of Davidson County, Tennessee, and Trans: T20100001588 AFFIDAVIT, dated 01/08/2010, No. 20100108-0001889 in the Register's Office of Davidson County, Tennessee.

O:/DOC/EA/SPratt/Affidavit/TScott

TRUE COPY CERTIFICATION

I, **MARTIN L. PIERCE**, 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 on January 22, 2025 and authenticated according to law on February 25, 2025.

Signature

February 25, 2025

Date

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

My Commission Expires: 12-10-2025

CHRISTINE SARAH HESTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON