Karen Johnson Davidson County
Batch# 1240645 AFFIDAVITH
02/25/2025 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250225-0014033

**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)<br>**Dianne Davis Crenshaw** | (Name)<br>**Dianne Davis Crenshaw** | **43-10-B-103** |
| (Street Address)<br>**661 Hill Rd** | (Street Address)<br>**661 Hill Rd** | |
| (City) (State) (Zip)<br>**Brentwood, TN 37027** | (City) (State) (Zip)<br>**Brentwood, TN 37027** | |

## AFFIDAVIT OF HEIRSHIP AND DESCENT

STATE OF CALIFORNIA :

COUNTY OF Alameda :

Comes now the undersigned affiant ("Affiant"), **JAN DARWIN** of **20340 Forest Avenue #3, Castro Valley, California**, 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") her entire lifetime, fifty-five (55) years, as she and Sandi were cousins. Affiant's mother, Agnes, and Sandi's mother, Helen, were sisters. Affiant and her family made trips to visit the family, including Sandi, in Tennessee over the years, for vacation and Holidays. Affiant kept (and still keeps) in close contact with Sandi and with Sandi's family over the years. Affiant knows that Sandi never married and that Sandi 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, DC, 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 55 plus 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; and

> 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 8 day of January, 2025.

Jan Darwin

Affiant Signature – **Jan Darwin**
**20340 Forrest Avenue #3**
**Castro Valley, CA 94546**

STATE OF CALIFORNIA :
:
COUNTY OF Alameda:

On this 8th day of January, 2025, before me personally appeared **JAN DARWIN**, 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 she executed the same as her free act and deed.

Witness my hand and Notarial Seal.

Inas Sayage

NOTARY PUBLIC
My Commission Expires: 08/04/2027

NRO1 INAS SAYAGE COMM. #2456343 Notary Public - California Alameda County My Comm. Expires Aug. 4, 2027 NRO1

## 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.**

# 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 8, 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