Karen Johnson Davidson County
Batch# 1242432 AFFIDAVITH
03/03/2025 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250303-0015490

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903
JM-FC-25-4412

AFFIDAVIT OF HEIRSHIP

I, Sandra Bunkley, hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently resides at the following address:

   7177 Bay Cove Trail Nashville TN 37221

2. That Affiant knew **Duane a. Warren,** hereinafter referred to as Decedent and has personal knowledge of the family, life, and death of the Decedent by reason of the following:

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than 42 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee:
   4412 Park Ave, Nashville, TN 37209.

4. That Decedent died on April 3rd, 2024, and was at that time a resident of Cheatham County, State of Tennessee.

5. That Decedent died (**testate**) with a Will that was not probated.

6. That Decedent was **married** at the time of his death.

7. That the following were the only children born to or adopted by Decedent during his lifetime.

   Dawn Rogers, Sandra Solomon, Joleen Logan & Randall Warren

8. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent.

   Lela Marie Warren – Wife
   Sandra Solomon – Adult Daughter
   Randall Warren – Adult Son
   Dawn Rogers - Adult Daughter
   Joleen Logan – Adult Daughter

9. The Affiant is not beneficiary, legatee or heir of **Duane A. Warren** and has no financial interest in his **Estate.**

10. That this Affidavit of Heirship is freely given with all full knowledge that 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 definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

11. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above-mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

12. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

Sandra Binkley (Signature)

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Sandra Binkley 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 this 22nd day of February, 2025.

Becki Dyer
Notary Public

My Commission expires: 11-3-2025

BECKI DYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 22 day of February, 2025.

Robert L. Scruggs, Affiant — Date 2-28-25

State of Tennessee)
County of Davidson)

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

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025