THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **ROY PAYNE** whose mailing address is **609 Berea Church Road, Lebanon, Tennessee 37087**, and **SANDRA SHERILL** whose mailing address is **P.O. Box 1465, Springfield, Tennessee 37172.**

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **LOLA SHELTON**.

2. **LOLA SHELTON** died **August 27, 2023**, owning a 33.33% interest in a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **3101 Hummingbird Drive, Nashville, Tennessee 37218 [MAP AND PARCEL: 059 13 0 099.00].**

> Land in Davidson County, Tennessee, being Lot No. 211 on the Map of Treppard Heights Subdivision, as of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 211 begins at a point in the southerly margin of Hummingbird Drive, the common front corner of Lots Nos. 211 and 179; thence south 168.5 feet to a point, the common rear corner of Lots Nos. 211 and 210; thence east 197.9 feet to a point in the westerly margin of Flicker Drive, the common front corner of Lots Nos. 211 and 210; thence north along said margin 140 feet to a point, the beginning of a curve to the left; thence 39.27 feet around said curve, having a radius of 25 feet to a point in the southerly margin of Hummingbird Drive; thence west along said margin 140.5 feet to the point of beginning.

Karen Johnson
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Being the same property conveyed to Roscoe Shelton, Sr. by Quitclaim Deed from Esther H. Shelton Proctor, Mattie Shelton Smith, and Theodore H. Shelton, dated August 21, 1984, and recorded September 11, 1984, of record in Book 6378, Page 823, in the Register's Office for Davidson County, Tennessee.

Roscoe Shelton, Sr. died intestate on July 27, 2002, survived by his wife, Lola Shelton, and three adult children: Roscoe Shelton, Jr., Lolinda Guarin and Rosalynn Stanton. Reference is hereby made to the Affidavit of Heirship of record in Volume _____, Page _____, in the Register's Office for Davidson County Tennessee.
20250305-0016647

3. **LOLA SHELTON** was unmarried at the time of her death.

4. The decedent was survived by two adult children: **ROSCOE SHELTON, JR.**, whose address is **159 Carphilly Circle, Franklin Tennessee 37069**, and **LOLINDA GUARIN**, whose address is **132 Java, Irvine, California 92618**. As such, **ROSCOE SHELTON, JR.**, and **LOLINDA GUARIN** are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during her lifetime. Rosalynn Stanton, referenced in the legal description to the property in Section 2, above, was not a biological or adopted child of the decedent. Rosalynn Stanton's 22.22% interest in the property was acquired in equal shares by her issue, Tonya Quarles and Sonya Love, upon her death on April 16, 2016. See the Affidavit of Heirship of record in Volume 20250305-0016648, Page _____, in the Register's Office for Davidson County, Tennessee.

6. The decedent died without a Last Will and Testament. Probate of the estate of **LOLA SHELTON** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **LOLA SHELTON** in **ROSCOE SHELTON, JR.**, vested with 38.885% interest in said property, **LOLINDA GUARIN**, vested with 38.885% interest in said property, **TONYA**

QUARLES, vested with 11.111% interest in said property, and **SONYA LOVE** vested with an 11.111% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 18 day of February, ~~2024~~2025

ROY PAYNE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally, appeared before me, **ROY PAYNE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 18 day of February, ~~2024.~~ 2025

Notary Public

My Commission Expires: 8-8-2027.

KATE J. DAILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 3 day of Feb., 2025.

SANDRA SHERRIL

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally, appeared before me, **SANDRA SHERRIL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 3rd day of Feb, 2025.

Notary Public

My Commission Expires: 12-18-28.

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY