This Instrument Prepared By and Return To:

Midtown Title, LLC

1704 Charlotte Avenue, Suite 105

Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1244491 AFFIDAVITH
03/10/2025 09:03:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20250310-0017651

RE: Estate of Mildred Mary French & Estate of Joe French

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of Tennessee

County of Davidson

Maurice French, Melvin French, Shawn Churchwell, William Churchwell, and Sheila Jones Morgan, herein known as the Affiants, being first duly sworn, depose and say as follows:

1. That we are residents of Davidson County, Tennessee, Davidson County, Tennessee, Wayne County, Tennessee, Wayne County, Tennessee and Wayne County, Tennessee, respectively.

2. That we, Maurice French and Melvin French, are the surviving children of Mildred Mary French, hereinafter known as the deceased. Mildred Mary French died intestate on November 20th, 2024, a resident of Davidson County, Tennessee. We have not and will not open probate for her estate. Her estate is not taxable and there are no known claims from creditors. She did not receive any TennCare benefits during her lifetime.

3. That at the time of her death, Mildred Mary French was unmarried. Her husband, Morris T. French, preceded her in death on May 16, 2020.

4. That Mildred Mary French only had three adult children: Maurice French, Melvin French, and Joe French. Maurice French, Melvin French, and Joe French are/were all of the children of the deceased, natural born or adopted, living or deceased.

5. That we, Shawn Churchwell, William Churchwell, and Sheila Jones Morgan are the children of Joe French. Joe French died intestate on April 9th, 2011, a resident of Wayne County, Tennessee. We have not and will not open probate for his estate. His estate is not taxable and there are no known claims from creditors. He did not receive any TennCare benefits during his lifetime.

6. That at the time of his death, Joe French was married to Alma French, who died on May 20th, 2014.

7. That Joe French only had three adult children and that Shawn Churchwell, William Churchwell, and Sheila Jones Morgan are all of the children of the deceased, natural born or adopted, living or deceased.

8. That the following persons constitute the heirs at law of Mildred Mary French:
    1. Maurice French
    2. Melvin French
    3. Shawn Churchwell
    4. William Churchwell
    5. Shelia Jones Morgan

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

Exhibit "A"

Further affiant saith not.

Maurice French, Affiant

SUBSCRIBED AND SWORN TO before me this 5th day of March, 2025.

Notary Public

My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Maurice French, the affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2025.

Notary Public

My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Further affiant saith not.

Melvin French

Melvin French, Affiant

SUBSCRIBED AND SWORN TO before me this 5th day of March, 2025.

Notary Public

My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Melvin French, the affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of March, 2025.

Notary Public

My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Further affiant saith not.

Sheila Jones Morgan, Affiant

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2025.

Notary Public * See attached

My Commission Expires: 07/20/2027

STATE OF TENNESSEE
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Sheila Jones Morgan, the affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

SAMANTHA HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/20/2027
WAYNE COUNTY

Witness my hand and official seal at Clifton Tennessee this 4th day of March, 2025.

Notary Public

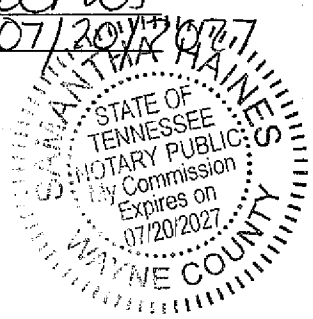
My Commission Expires: 07/20/2027

COUNTY OF Wayne

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

My Commission Expires: 07/20/2027



Further affiant saith not.

William Churchwell, Affiant

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2025.

Notary Public

My Commission Expires: 07/20/2027

* See Attached

STATE OF TENNESSEE
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William Churchwell, the affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clifton Tennessee this 4th day of March, 2025.

Notary Public

My Commission Expires: 07/20/27

SAMANTHA [illegible] STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/20/2027 WAYNE COUNTY

COUNTY OF Wayne

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

My Commission Expires: 07/20/2027



Further affiant saith not.

Shawn Churchwell

Shawn Churchwell, Affiant

SUBSCRIBED AND SWORN TO before me this 03 day of 4, 2025.

S Haines

Notary Public

My Commission Expires: 07/20/2027

* See Attached

STATE OF TENNESSEE

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Shawn Churchwell, the affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clifton, Tennessee this 4th day of March, 2025.

S Haines

Notary Public

My Commission Expires: 07/20/2027

SAMANTHA HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/20/2027
WAYNE COUNTY

COUNTY OF Wayne

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

My Commission Expires: 07/20/2027



EXHIBIT A

Property 1:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 499 ON THE PLAN OF SECTION EIGHT, BORDEAUX HILLS, AS OF RECORD IN BOOK 4175, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 499 FRONTS 55.0 FEET ON THE SOUTHWESTERLY MARGIN OF OLSEN LANE AND EXTENDS BACK 126.78 FEET ON THE NORTHWESTERLY LINE AND 123.12 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 55.19 FEET.

BEING THE SAME PROPERTY AS CONVEYED TO MORRIS T. FRENCH AND WIFE, MILDRED MARY FRENCH FROM CLARENCE SUTHERLAND AND WIFE, SUSAN SUTHERLAND BY WARRANTY DEED DATED AUGUST 5, 1882, RECORDED AUGUST 31, 1982, IN BOOK 5931, PAGE 824, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY.

MORRIS T. FRENCH DIED MAY 16, 2020, LEAVING MILDRED MARY FRENCH AS THE SOLE OWNER BEING THE SURVIVING TENANTS BY THE ENTIRETY. An Affidavit of Continuous Marriage has been recorded in Instrument No. 20221021-0114925, recorded 10/21/2022, said Register's Office. Mildred Mary French having since died, on 11/20/2024.

Map/Parcel #: Property 1:
080-03-0-040.00

This property is more commonly referred to as follows:
3337 Olsen Lane, Nashville, TN 37218

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 5, 25 (date of document).

Jennifer L Pennell

March 7, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 7, 2025.

Rachel K Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

