This instrument prepared by
City Title, LLC
301 Plus Park Blvd, Ste 502
Nashville, TN 37217
FILE NO CT-25-608

Map and Parcel: Property 1:
042-09-0-125.00

Box 14

Karen Johnson
Batch # 1244693
03/10/2025 01 09 56 PM
Fees $17 00 Taxes $0 00

Davidson County
AFFIDAVITH
3 pgs

20250310-0017880

AFFIDAVIT AS TO HEIRS
of
JOHN A. BRILEY
(Pursuant to T.C A §30-2-712)

State of Tennessee
County of Robertson

On the 4th day of Mar, 2025, before me personally appeared Nancy Pennington, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **John A. Briley**, "the Decedent"

And That the Affiant knew the Decedent for over 20+ years and is familiar with Decedent's family history as they have been Friends during this time period.

And that said Decedent died on or about **January 02, 2024, a widow(er)**, having been predeceased by their spouse, Dorothy J Briley, who died on or about **January 29, 2015**

Title to the herein described real property in **Davidson** County, Tennessee was vested in **John A. Briley,** the Decedent

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated

Name	Relationship to Decedent
Cathy E. Briley Russell	**Daughter**
Tammy J. Sides	**Daughter**
Tonya Briley Williams	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving **Cathey E. Briley Russell, Tammy J. Slides, and Tonya Briley Williams,** as all the heirs of **John A. Briley.**

And said decedent did not leave a Last Will and Testament

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property

State of: Tennessee
County of: Robertson
Subscribed and sworn to (or affirmed) before me this 4th day of March in the year 2025
Signature of Notary Public
My Commission Expires 6/24/28

TIFFANY J SPEAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Nancy Pennington
NANCY PENNINGTON

State of _____
County of _____

I, _____, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

_____

Sworn to and subscribed before me on this _____ day of _____, 2025

_____
Notary Public
My Commission Expires _____

(Notary Seal)



EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Two, Kemper Heights, of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.