PREPARED BY AND RETURN TO:
HARPETH ESCROW, LLC
117 SAUNDERSVILLE RD, STE 201
HENDERSONVILLE, TN 37075
FILE NO. HE-2025-067

Karen Johnson Davidson County
Batch# 1249118 AFFIDAVITH
03/21/2025 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0021316

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF SUMNER

I, **Melissa Guill**, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address: 435 Old Highway 31E
Bethpage, TN 37022

2. That Affiant personally knew **James M. Wilton** deceased, hereinafter referred to as Decedent, for approximately **18** years, and has personal knowledge of the family of Decedent by reason of the following:

Family Friend
(e.g., kinship, neighbor, business relationship, etc.).

3. That Affiant knew (knew/is advised) that at date of death, said Decedent owned (owned/held an interest in) the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 508, together with the appurtenant interest in the common elements of Steeplechase Condominium, horizontal property regime established by Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to James M. Walker an unmarried man, by Warranty Deed from Brian Mitchell Rooker an unmarried man, of record in Instrument 20160921-0099594, in the Register's Office of Davidson County, Tennessee, dated September 19, 2016 and recorded on September 21, 2016, and James M. Walker an unmarried man, by Warranty Deed of Correction from Brian Mitchell Rooker an unmarried man, Debra Catalano a married woman and Stephanie Ladd a married woman of record in Instrument 20161104-0116901, in the Register's Office of Davidson County, Tennessee, dated October 20, 2016 and recorded on November 04, 2016.

For Information Purposes Only: 508 Chandler Place, Hermitage, TN 37076 (Address)

4. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described above.

5. That Decedent died on July 13, 2023, and was at the time a resident of Davidson County, Tennessee;

6. That Decedent died intestate (testate/intestate);

7. That not applicable (name/not applicable) was the surviving spouse of Decedent;

8. A probate estate has been opened in the Probate Court for Davidson County, Tennessee, See Docket No. 23P1680.

9. That the following persons are ALL of the children born to or adopted by Decedent during his (his/her) lifetime (List all children, living or deceased):

NAME	RELATIONSHIP	ADDRESS
Daniel Walker	Son	685 Queen Oaks
		Collierville, TN 38017
Joshua Walker	Son	359 S. Palmers Chapel Rd.
		Cottontown, TN 37048
Scarlett Hinkle	Daughter	518 Longview Terrace
		Greer, SC 29650
Adam Walker	Son	103 Freshrun Rd.
		Hendersonville, TN 37075

10. That the following persons are all the brothers and sisters of the Decedent, both living and deceased (complete if Decedent is NOT survived by spouse, children or parent):

NAME	RELATIONSHIP	ADDRESS
N/A		

11. That the following persons constituted all the heirs-at-law (and surviving spouse, if applicable) of Decedent at (his/her) date of death:

NAME	RELATIONSHIP	ADDRESS
Daniel Walker	Son	685 Queen Oaks
		Collierville, TN 38017
Joshua Walker	Son	359 S. Palmers Chapel Rd.
		Cottontown, TN 37048
Scarlett Hinkle	Daughter	518 Longview Terrace
		Greer, SC 29650
Adam Walker	Son	103 Freshrun Rd.
		Hendersonville, TN 37075

12. That as of the date of execution of this Affidavit, the following persons constitute all the heirs-at-law of Decedent (List name, age, relationship and present address):

NAME	RELATIONSHIP	ADDRESS
Daniel Walker	Son	685 Queen Oaks
DOB:		Collierville, TN 38017
Joshua Walker	Son	359 S. Palmers Chapel Rd.
DOB:		Cottontown, TN 37048
Scarlett Hinkle	Daughter	518 Longview Terrace
DOB:		Greer, SC 29650
Adam Walker	Son	103 Freshrun Rd.
DOB:		Hendersonville, TN 37075

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

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

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Date this 18 **day of March, 2025.**

x Melissa Guill
Affiant: Melissa Guill

SUBSCRIBED AND SWORN TO before me this this 18th **day of March, 2025.**

NOTARY PUBLIC
My Commission Expires: 01/30/29

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa Guill**, the within named Affiant, 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, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th **day of March, 2025.**

NOTARY PUBLIC
My Commission Expires: 01/30/29

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 3/18/25 (date of document).

Affiant Signature

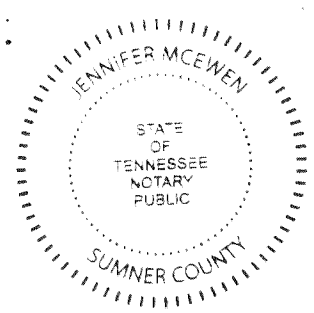
3/19/25

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 19th day of March, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL