PREPARED BY:

Title Escrow of Robertson County, Inc.

215 Highway 76

White House TN 37188

Karen Johnson Davidson County
Batch# 1257201 AFFIDAVITH
04/07/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026296

AFFIDAVIT OF HEIRSHIP
of Shirley Ann Rushing

I, Juniper Baldwin, herein referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 1239 Slaters Creek Rd Goodlettsville, TN 37072.

2. That Affiant personally knew Shirley Ann Rushing, hereinafter referred to as Decedent, for over 3 years, and has personal knowledge of the family of the Decedent.

3. That Affiant, Juniper Baldwin, knew that at the time of death of said Decedent, Shirley Ann Rushing had an interest in the real estate in Davidson County, Tennessee known as 1919 Louanne Drive, Nashville, TN 37217.

4. That Decedent died intestate on January 3, 2025, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent was predeceased by her parents.

6. The decedent was not married and had one child either by birth or adoption, Sputnik Rushing, who predeceased her on January 29, 2024.

7. The decedent is survived by her sibling Linda Scanlon.

8. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

9. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by decent and distribution.

FURTHER THE AFFIANT SAITH NOT.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2025.

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

In Witness Whereof and in testimony hereto I have signed my name:

Juniper Baldwin

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Juniper Baldwin, 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 at White House, Tennessee, this the 27th day of February, 2025.

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 2/27/25.

Date

Affiant Signature

2/27/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 27th day of February, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON