Box 10A

Prepared By:
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Karen Johnson
Batch # 1257915
04/11/2025 11 11 22 AM
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Davidson County
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Karla Popovics, after first being duly sworn, states that she is an adult citizen and resident of Nashville, Davidson County, Tennessee.

I am the mother of Justin Sturgis.

Justin Sturgis and Kemonikiea Borders were not married. However, they had one child, Gianna Carina Sturgis. Justin Sturgis died on June 5, 2020. He left Gianna Carina Sturgis as his sole heir-at-law. He was the owner of real estate located in Davidson County, Tennessee described as follows:

> Land located in the City of Madison, County of Davidson, State of Tennessee, described as follows:
>
> Being Lot No. 45 and the easterly 10 feet of Lot No. 44, Block "I", on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 45 and the easterly 10 feet of Lot No. 44 adjoin and front together 70 feet on the south side of Emmett Avenue and run back between parallel lines with the west margin of Denson Avenue (formerly Idlewild Avenue) 200 feet to a dead line in the rear, measuring 70 feet thereon.
>
> Being the same property conveyed to Justin Sturgis from Norris G. Sturgis, unmarried by Deed dated July 10, 2018 and recorded on July 11, 2018 in the Register of Deeds for Davidson County, Tennessee in Deed Instrument 20180711-0067121.
>
> This is improved property known at 434 Emmitt Avenue, Madison, Tennessee 37115.

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Justin Sturgis in Davidson County, Tennessee.

Dated this 10TH day of April, 2025.

FURTHER AFFIANT SAITH NOT.

Karla Popovics

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, Karla Popovics, who being duly sworn states that the statements in the foregoing Affidavit are true and correct to the best of Affiant's information and belief.

Sworn to and subscribed before me this 10 day of April, 2025.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29