Karen Johnson Davidson County
Batch# 1259852 AFFIDAVITH
04/14/2025 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028191

THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of April, 2025 before me personally appeared Timmy Bufford (Affiant) of 3927 Pheasant Dr. Nashville, TN 37218 (Address) being of at least 18 years of age, being first duly sworn, say that:

1. I was personally acquainted with **Shirley Miller** (the "Decedent") during her lifetime and that she died intestate in or near Nashville, Tennessee on February 15, 2025 being approximately 74 years of age at the time of death.

2. Affiant's relationship to the Decedent is that of Son (describe relationship).

3. Affiant personally knew the Decedent for 54 years.

4. Decedent was not married at the time of her death.

5. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiant is fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:

   a) **Surviving Spouse:**
      1. None
   b) **Surviving Children:**
      1. **Cutina Ivey**
      2. **Donsara Smith**
      3. **Timmy Bufford**
   c) **Adopted Children of Decedent:**
      1. None
   d) **Children of Decedent who are now deceased:**
      1. None

6. This Affidavit is made in connection with the title to the following lands in Davidson County, Tennessee:

See attached Exhibit "A"

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully and falsely swears to any statement in any such affidavit known 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."

Affiant

Timmy Byfford

Print Name

Signature

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 11th day of April, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Land in Davidson County, Tennessee, Being Lot No. 10 on the plan of Treppard Heights, Section No. 7, of record in Book 2900, Page 13, Registers Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 80.0 feet on the westerly margin of Pheasant Drive and extends back 320.1 feet on the northerly line and 344.7 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to James N. Miller and wire, Shirley Miller, by Warranty Deed from Edward F. Mitchel and wife, Hazel H. Mitchel, dated November 4, 1988, and recorded on November 8, 1988, of record in Book 7698, Page 849, Register's Office for Davidson County.

James N. Miller having since died on or around January 19, 1998 leaving Shirley Miller as the surviving tenant by the entirety.

Being improved property known as 3927 Pheasant Drive, Nashville, TN 37218.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-11-25.

Affiant Signature

4-11-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of April, 2025.

Notary Signature

My Commission Expires: 5-9-26

