This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 1262289 AFFIDAVITH
04/21/2025 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250421-0029942

AFFIDAVIT OF HEIRSHIP

I, KAREN PETERSON , hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently resides at the following address:

   124 Rose place East Little Canada, MN, 55117

2. That Affiant knew Theresa J. Inott, hereinafter referred to as Decedent and has personal knowledge of the family, life, and death of the Decedent by reason of the following:

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than 46 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee:
   413 Claircrest Dr, Antioch, TN 37013.

4. That Decedent died on March 9 ,2024 and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died intestate.

6. That Decedent was unmarried at the time of her death and had never been previously married.

7. That the following were the only children born to or adopted by Decedent during her lifetime.

   NONE

8. Her parents, George Inott and Francis "Fran" Inott predeceased her.

9. Her siblings are George Inott, Steve R. Inott, Elizabeth Blood, Linda Schneider and Gladys M. Jourdan.

10. Her sister Linda Schneider predeceased her in May of 1998. Linda Schneider's heirs-at-law are as follows:

    Janet Limanen
    Jodi Schneider

11. Her brother Steve R. Inott predeceased her on July 11, 2011. Steve R. Inott's heirs-at-law are as follows:

    Richard Inott
    Angela Ducharme

12. Her sister Gladys M. Jourdan predeceased her on July 15, 2012. Gladys M. Jourdan's heirs-at-law are as follows:

Cameron Jourdan
Jonathan Jourdan
Douglas Jourdan
Scott Jourdan
Lavon Weidenborner
Melanie Dinham

13. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent.

George Inott – Adult – Resident of Koochiching County, Minnesota
Cameron Jourdan – Adult – Resident of Beltrami County, Minnesota
Jonathan Jourdan – Adult – Resident of Koochiching County, Minnesota
Douglas Jourdan – Adult – Resident of Beltrami County, Minnesota
Scott Jourdan – Adult – Resident of Koochiching County, Minnesota
Lavon Weidenburner – Adult – Resident of Beltrami County, Minnesota
Melanie Dinham – Adult – Resident of Cass County, North Dakota
Richard Inott – Adult – Resident of Cass County, Minnesota Angela
Ducharme – Adult – Resident of Chisago County, Minnesota Janet
Limanen – Adult – Resident of Maricopa County, Arizona Jodi
Schneider – Adult – Resident of Maricopa County, Arizona
Elizabeth Blood – Adult – Resident of

14. The Affiant is not beneficiary, legatee or heir of Theresa J. Inott and has no financial interest in her **Estate.**

15. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, 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 definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

0. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

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

FURTHER AFFIANT SAITH NOT.

Karen Peterson

STATE OF New York)
COUNTY OF Clinton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant,
KAREN PETERSON 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 this 16th day of April , 2025.

Notary Public

My Commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, Brianna Grace, 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 04/16/2025 (date of document).

Brianna Grace
Affiant Signature

Date 04/17/2025

State of TN
County of Davidson

Sworn to and subscribed before me this 17th day of April, 2025.

Notary's Signature

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY