This Form Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1263313 AFFIDAVITH
04/23/2025 09:00:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20250423-0031013

AFFIDAVIT OF HEIRS

(Heirs at Law for Title Insurance Purposes)

The undersigned do hereby state and affirm as follows:

1. That TERRY MCCORMAC AKA TERRY WNDELL MCCORMAC ("Owner") owned that certain real property more particularly described below:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hermitage Hills, Section Twelve, as of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry McCormac and wife, Fannie McCormac, as tenants by the entirety from Charles W. McDowell, Jr., Unmarried by Warranty Deed dated November 18, 1985 and recorded on November 20, 1985 in Book 6713, Page 18, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac, a single person from Fannie McCormac, a single person by Quitclaim Deed dated December 19, 2014 and recorded on December 22, 2014 in Instrument No. 20141222-0117018, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac, a single person from Fannie McCormac, a single person by Quitclaim Deed dated July 17, 2015 and recorded on July 17, 2015 in Instrument No. 20150717-0070197, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry McCormac and Fannie McCormac, single persons from Terry McCormac, a single person by Quitclaim Deed dated July 28, 2015 and recorded on July 28, 2015 in Instrument No. 20150728-0074238, Register's Office for Davidson County, Tennessee.

TPN: 074 04 0 033.00
Property Address: 8128 Bonnafair Drive, Hermitage, TN 37076

2. That said Owner died intestate (i.e. without a will) on or about February 6, 2025 with a principal place of residence at time of death of 8128 Bonnafair Drive, Hermitage, TN 37076;

25NT00164

3. That the following are the lineal descendants of said Owner at the date of death:

Surviving Spouse:
None

Children:
Connie McCormac
Christopher McCormac
Terry Lee McCormac
Donna McCormac (deceased July 2, 2024)

Children of Deceased Children:
Crystal McAdams
Miranda Stafford

4. That the undersigned are the heirs at law of said Owner and hereby warrant as follows:

a. There are no judgments, pending litigation, executions or attachments in or from any court affecting said real property;

b. The undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor their respective closing and/or title company;

c. In consideration of the issuance of title insurance by closing and/or title company on said real property, the undersigned agrees to indemnify and hold harmless their respective closing and/or title company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against said Owner or said real property.

[SIGNATURES ON FOLLOWING PAGES]

Dated this 8 day of April, 2025.

Crystal McAdams

Crystal McAdams

Sworn to and subscribed before me this 8 day of April, 2025.

ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

Notary Public
Commission Expires: 9-14-2026

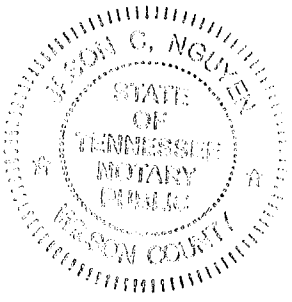
Anthony J Magro

Dated this 8th day of April, 2025.

Miranda Stafford

Sworn to and subscribed before me this 8th day of April, 2025.

Notary Public
Commission Expires: 4/26/25



Dated this 8 day of April, 2025.

Connie McCormac

Connie McCormac

Sworn to and subscribed before me this 8 day of APRIL, 2025.

Anthony J Magro

Notary Public

Commission Expires: 9-14-2026

Anthony J Magro

ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

Dated this 8 day of April, 2025.

Christopher McCormac

Sworn to and subscribed before me this 8 day of APRIL, 2025.

Notary Public
Commission Expires: 9-14-2026

Anthony J Magro

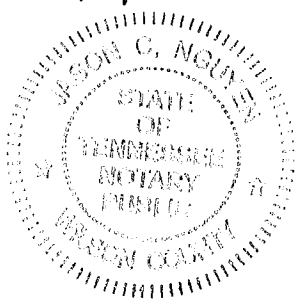
ANTHONY J. MAGRO
Notary Public - State of Florida
Commission # HH 282255
My Comm. Expires Sep 14, 2026
Bonded through National Notary Assn.

Dated this 8th day of April, 2025.

Terry Lee McCormac

Sworn to and subscribed before me this 8th day of April, 2025.

Notary Public
Commission Expires: 4/26/25



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4.8.2025 (date of document).

Affiant Signature

4.17.2025
Date

State of Tennessee
County of Davidson

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

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26