Karen Johnson Davidson County
Batch# 1265343 AFFIDAVITH
04/28/2025 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250428-0032474

THIS INSTRUMENT PREPARED BY:
T. Drake Uselton
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

AFFIDAVIT OF HEIRSHIP

ADDRESSES OF NEW OWNERS:		SEND TAX BILLS TO:	PROPERTY ID:
Mary Leinard 526 Smith Ln. Tullahoma, TN 37388	Catherine Estes 304 Parkside Ct. Old Hickory, TN 37138	Mary Leinard 526 Smith Ln. Tullahoma, TN 37388	Map and Parcel: 053-06-0A-101.00

Comes now the Affiant, David Estes, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his knowledge:

1. I am over the age of eighteen (18) years and make all statements based on my knowledge of all the facts contained in this affidavit.

2. I reside at 502 Stonehurst Ct., Mt. Juliet, Tennessee 37122.

3. I have known Paula W. Estes, hereinafter referred to as "Ms. Estes", for more than forty (40) years. I was married to Ms. Estes from August 26, 1977, until June 23, 2008. As a result of being married to Ms. Estes, I became familiar with her family and would see them often.

4. Ms. Estes passed away without a will on April 4, 2025.

5. Ms. Estes was not married at the time of her death.

6. Ms. Estes had two children: Mary Leinard and Catherine Estes.

7. At the time of her death, Ms. Estes owned a certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot. No. 101, on the plan of Phase One Waterford, as of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paula W. Estes, an unmarried woman, by Warranty Deed dated June 16, 2009, and recorded on June 18, 2009, from Susan Mullican, married, (formerly known as Susan K. Binkley, unmarried), and acknowledged by Steve Mullican, of record in Instrument 20090618-0056851, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Parkside Ct., Old Hickory, TN 37138.

Further, Affiant sayeth not.

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Dated this 28 day of April, 2025.

David Estes, Affiant

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named David Estes, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that the statements contained in this Affidavit are true and correct to the best of his knowledge.

Witness my hand and official seal at this the 28 of April, 2025.

My commission expires: 05-18-25

Notary Public

THOMAS DRAKE USELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-18-2025

Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **04/28/2025**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **04/28/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **04/28/2025.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

