This instrument was prepared by:
COOK TILLMAN LAW GROUP
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER(S):

Sharon D. Eubanks
9006 Bryan Road
Harrison, TN 37341

Katherine N. Vicente
429 Sorensen Way
Madison, TN 37115

Donna E. Douglas
1644 Pawnee Trail
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1269960 AFFIDAVITH
05/07/2025 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035862

SEND TAX NOTICES TO:

Sharon D. Eubanks
9006 Bryan Road
Harrison, TN 37341

MAP AND PARCEL NUMBER: Map 21 Parcel 376.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Alexander S. Fasching. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 5141 Virginia Way, Ste 220, Brentwood, TN 37027.

3. I have personal knowledge of the matters stated in this Affidavit; I am the attorney for the estate of James W. Southerland.

4. James W. Southerland (the "Decedent") died on January 29, 2025, while residing in the city of Joelton, county of Davidson, state of Tennessee.

5. The real property to which this Affidavit applies is located at 5145 Creasy Drive, Joelton, TN 37080 (the "Real Property"), more fully described as:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plat of Morgan Estates, Section III of record in Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James WE. Southerland and wife, Loy L. Southerland, by Deed from W. C. Allen & Associates, Inc., dated October 14, 1997, of record in Book 10665, Page 499, Register's Office of Davidson County, Tennessee.

6. The estate of James W. Southerland was not administered in a proceeding supervised by the court; however, Decedent's *Last Will and Testament* was admitted to probate in Davidson County, Tennessee, Docket No. 25P561, for the purpose of establishing muniment of title to real property.

7. A certified copy of Decedent's *Last Will and Testament* is recorded at Instrument Number 20250506-0035375, along with a certified copy of the *Order of Probate for Muniment of Title* recorded at Instrument Number 20250506-0035373, Register's Office for Davidson County, Tennessee.

8. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

   a. James W. Southerland was unmarried at the time of his passing, his spouse, Loy L. Southerland, having predeceased him in 2022.

   b. James W. Southerland had three children, namely Sharon D. Eubanks, Donna E. Douglas, and Katherine M. Vicente.

   c. The beneficiary of the Real Property under Decedent's *Last Will and Testament* are his children, Sharon D. Eubanks, Donna E. Douglas, and Katherine M. Vicente, who now own this property equally as tenants in common.

Signed this 6th day of May 2025.

Alexander S. Fasching, Affiant

Sworn to and subscribed before me this 6th day of May 2025.

Notary Public

My Commission expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Alexander Fasching, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 6, 2025.

Affiant Signature

May 6, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of May 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

