This instrument prepared by:
CLOSED, LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File # 2024-12509

Karen Johnson Davidson County
Batch# 1280607 AFFIDAVITH
06/02/2025 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250602-0043225

AFFIDAVIT OF HEIRSHIP OF
RICHARD L. WINFREY, JR.

1. Affiants are as follow:

DANIELLE PILKINTON
1199 St Paul Road
Charlotte, TN. 37036

KELLI DIHLMANN
2834 Leipers Fork Trl Murfreesboro TN 37128

2. That **RICHARD L. WINFREY, JR.** (herein after "Decedent") died without a will (intestate) on 06/20/2024 and was unmarried at the time of his death.

3. Decedent was the natural parent of two (2) children that survived beyond infancy: KATELYN WINFREY DIAL and MORGAN WINFREY. No other children were born to or adopted by Decedent during his lifetime.

4. This Affidavit is being provided to clarify title to all real property owned by Decedent at the time of his death.

5. The Affiants were acquainted with Decedent and his/her family and know the above stated facts to be true and accurate.
   a. DANIELLE PILKINTON is a friend and knew the Decedent for 40+ years prior to his death.
   b. KELLI DIHLMANN is a friend and knew the Decedent for 40+ years prior to his death.

6. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **RICHARD L. WINFREY, JR.**

7. AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD

HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further affiant saith not.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **RICHARD L. WINFREY, JR.** on this the 30th day of May, 2025.

Danielle Pilkinton
DANIELLE PILKINTON

Sworn to and subscribed before me this the 30th day of May, 2025.

NOTARY PUBLIC Xiomara J Giannelli
My Commission expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

STATE OF Florida
COUNTY OF Seminole County

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, DANIELLE PILKINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of May, 2025.

Type of Identification produced: Tennessee Driver License

NOTARY PUBLIC Xiomara J Giannelli
My Commission expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

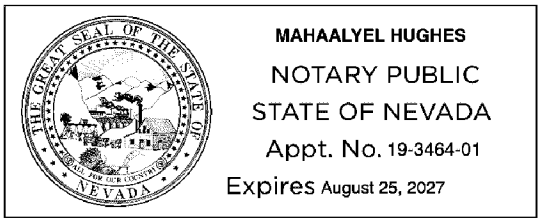
Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **RICHARD L. WINFREY, JR.** on this the 30th day of May, 2025.

Kelli Dihlmann
KELLI DIHLMANN

Sworn to and subscribed before me this the 30th day of May, 2025.

Mahaalyel Hughes MAHAALYEL HUGHES
NOTARY PUBLIC
My Commission expires: 08/25/2027

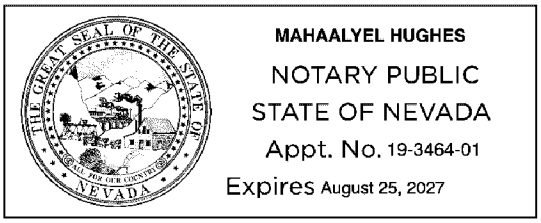


STATE OF Nevada
COUNTY OF CLARK

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, KELLI DIHLMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of May, 2025.

Mahaalyel Hughes MAHAALYEL HUGHES
NOTARY PUBLIC
My Commission expires: 08/25/2027



Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 May 30, 2025.

Date: June 2, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this June 2, 2025.

Notary Public
My Commission Expires: 7/25/26

