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
20250602-0043226

AFFIDAVIT OF HEIRSHIP OF
RICHARD L. WINFREY, JR.

1. Affiants are as follow:

KATELYN WINFREY DIAL
3221 Robinwood Drive
Murfreesboro, TN 37128

MORGAN WINFREY
1650 Cason Lane, Apt 811
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 certify that they are aware that a separate Affidavit of Heirship has been executed and recorded simultaneously herewith at Instrument No. 202506020043225, RODCT, by "Disinterest Parties" and further certify that each of the affiants therein were familiar with the Decedent and his family and possess the necessary knowledge to execute same as trueful and accurate. Said Affiants are as follows:

A. DANIELLE PILKINTON
B. KELLI DIHLMANN

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 2 day of June, 2025.

KATELYN WINFREY DIAL

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

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, KATELYN WINFREY DIAL, 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 2 day of June, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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 2 day of June, 2025.

Morgan Winfrey
MORGAN WINFREY

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

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, MORGAN WINFREY, 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 2 day of June, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

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 June 2, 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

