Karen Johnson Davidson County
Batch# 1289929 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20250625-0050100

This Instrument was Prepared by:
Midtown Title LLC
1704 Charlotte Ave #105
Nashville TN 37203

AFFIDAVIT OF HEIRSHIP

I, Debbie N. Miller, of Duval County, State of Florida, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, *et seq.*, I hereby affirm the following:

1. Decedent **Gladys Mary Clifford** died February 14, 2002.

2. Gladys Mary Clifford was survived by her Husband, O. Fred Clifford, Sr. and her children O. Fred Clifford, Jr. and E. Esther Marguerite Gill. She was predeceased by one son, Tommy Clifford, Sr.

3. Decedent **O. Fred Clifford Sr., a/k/a Octa Fred Clifford, Sr.,** died July 17, 2002, unmarried, and was survived by his children O. Fred Clifford, Jr. and E. (Esther) Marguerite Gill. He was predeceased by his wife and one son, Tommy Clifford, Sr.

4. O. Fred Clifford, Sr. and Gladys Mary Clifford acquired real property located at 116 Saddle Tree Court, Hermitage, Davidson County, Tennessee on August 25, 1978. (The "Property" more fully described below). They were married prior to that date and remained married continuously and without interruption until Mary Gladys Clifford passed on February 14, 2002.

5. Decedent **Tommy Clifford**, son of O. Fred Clifford, Sr. and Gladys Mary Clifford, died intestate on October 1, 1985, in Valdosta, Lowndes County, Georgia. Tommy Clifford was survived by his children Tommy Clifford, Tammy Lynn Clifford, Terry Clifford, and Todd Clifford. His estate was not probated.

6. Decedent **O. Fred Clifford Jr., a/k/a Octa Fred Clifford, Jr.** died intestate January 26, 2005, in Biloxi, Harrison County, Mississippi, without surviving spouse, issue, or parents. His estate was not probated. His heirs-at-law were his sister, E. (Esther) Marguerite Gill and the issue of his deceased brother Tommy Clifford: nephews Tommy Clifford, and Todd Clifford, and neices Tammy Lynn Cliffford and Terry Clifford. His estate was not probated.

7. Decedent **Tammy Lynn Clifford** died on June 8, 2023, intestate, and without surviving spouse, issue, or parents, in Gulfport, Harrison County, Mississippi. She was survived by her siblings Tommy Clifford, Terry Clifford, and Todd Clifford, who were her only heirs-at-law

8. Decedent **Esther Marguerite Gill** died March 30, 2024, testate, in Jacksonville, Duval County, Florida. Her estate was probated in the Circuit Court for Duval County, Florida, Case, No. 24-CP-1143. She devised her interest in the Property to her son, Robert Kenneth Cascadden and daughter, Jayne Lynn Lingle. See Davidson County, Tennessee Probate Case No. 24P45.

9. The Property at 116 Saddle Tree Court, Hermitage, Davidson County, Tennessee, is more particularly described as follows:

   Being a certain building identified as property map No. 116 as shown on plan of SECTION ONE FOX RUN CONDOMINIUM APARTMENTS of record in Book No. 5200, Page 89, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, Page 915, R.O.D.C.

   Being the same property conveyed to O. Fred Clifford, Sr. and wife, Gladys Mary Clifford, by Warranty Deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, dated August 25, 1978, and recorded on November 16, 1978 in Book 5364, Page 742, Register's Office for Davidson County, Tennessee.

10. To the best of my knowledge, none of the Decedents named herein had unpaid debts.

11. To the best of my knowledge, no Decedent named herein has any other surviving children or other descendants who would have an interest in the Property.

12. Affiant is familiar with the family history of the Decedents and is aware of these facts because Affiant is a or is a close family friend who has known the Decedents' family for more than 30 years.

13. This Affidavit is given to affirm that all of the interest in the above-described real property is now vested in Terry Clifford, Tommy Clifford and Todd Clifford, as heirs-at-law of O. Fred Clifford, Jr., and Robert Cascadden and Jayne Lynn Lingle, as heirs-at-law of O. Fred Clifford Jr., and as devisees of the last will and testament of Esther Marguerite Gill.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC and its title underwriter for liability that either or both of them may incur as a result of issuing policies of title insurance on property located at 116 Saddle Tree Court, Hermitage Davidson County, Tennessee, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Ten. Code Ann. Section § 30-2-712, et seq., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF FLORIDA

COUNTY OF DUVAL

I, Debbie N. Miller being first duly sworn, make an oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Debbie N. Miller
Affiant

Sworn to and subscribed before me this 20th day of JUNE, 2025.

CATHERINE M. LAIN
Notary Public - State of Florida
Commission # HH 299088
My Comm. Expires Sep 23, 2026
Bonded through National Notary Assn.

Catherine M. Lain
Notary Public
My Commission Expires: Sept. 23, 2026

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public, DEBBIE N. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within the instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of JUNE, 2025.

Catherine M. Lain
Notary Public
My Commission Expires: Sept. 23, 2026

CATHERINE M. LAIN
Notary Public - State of Florida
Commission # HH 299088
My Comm. Expires Sep 23, 2026
Bonded through National Notary Assn.

I, Kirsten Virden, 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 06/20/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/20/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

