Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24369-DS

Karen Johnson Davidson County
Batch# 1290354 AFFIDAVITH
06/26/2025 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050225

This Instrument was Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

I, Jennifer A. Doyle of Rutherford County, State of Tennessee, 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.** Decedent Steven L. Shores, a resident of Hermitage, Davidson County, Tennessee, died intestate on ~~June 30, 2022~~. May 20, 2024 JAD

2. **DECEDENT'S SPOUSE.** At the time of the Decedent's death, he was unmarried. The Decedent had been continuously married to Debbie Shores until her death on June 30, 2022. They were married prior to February 28, 1992—the date on which they acquired title to the property located at 4534 Baton Rouge Drive, Hermitage, Tennessee 37076.

3. **DECEDENT'S CHILDREN.** The Decedent died with one surviving issue: Jennifer A. Doyle, an adult daughter of the Decedent and a resident of Rutherford County, State of Tennessee. The Decedent had one child who predeceased him, Julie Shores, who died on February 21, 2015. Julie Shores was unmarried and had no surviving issue at the time of her death. The Decedent had no adopted children, nor are there any descendants of deceased children or adopted children.

4. **DECEDENT'S REAL PROPERTY.** At the time of his death, the Decedent owned real property located at 4534 Baton Rouge Drive, Hermitage, Tennessee 37076, and being more particularly described as follows:

   Land in Davidson County, Tennessee, being all of Lot No. 288, Section Five, Tulip Grove, according to survey and plat of same appearing of record in Plat Book 4175, page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

5. **DECEDENT'S DEBTS.** To the best of my knowledge, the Decedent did not have any unpaid debts.

6. **FAMILY HISTORY.** Affiant is familiar with the family history of the Decedent and is aware of these facts because she is the daughter of the Decedent.

7. **VESTING OF PROPERTY CONFIRMATION.** This affidavit will confirm the vesting of the title of the Decedent's ownership interest in the real property located at 4534 Baton Rouge Drive, Hermitage, Tennessee 37076, after the death of the Decedent, who is Jennifer A. Doyle

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC, Stewart Title Company, and their title underwriters for liability that either or both of them may incur as a result of issuing policies of title insurance on property located at 4534 Baton Rouge Drive, Hermitage, Tennessee 37076, in reliance on this affidavit.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., 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."

I, Jennifer A. Doyle, being first duly sworn, make 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.

Jennifer A. Doyle

Affiant – Jennifer A. Doyle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jennifer A. Doyle, 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of June, 2025.

Tracey Trumphour

Notary Public
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 6-25-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-25-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

