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Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1290391
06/26/2025 09.23 40 AM
Fees $17 00 Taxes $0 00

Davidson County
AFFIDAVITH
3 pgs

20250626-0050282

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

AFFIDAVIT OF HEIRSHIP

I, Tommy Clifford, of Jackson County, State of Mississippi, 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 member of the family.

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 DavidsonCounty, 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 Mississippi

COUNTY OF Jackson

I, Tommy Clifford, 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.

Tommy Clifford
Affiant

Sworn to and subscribed before me this 19th day of June, 2025.

CORRY M COOLEY STATE OF MISSISSIPPI NOTARY PUBLIC COMMISSION #346422 EXPIRES DECEMBER 15 2026

Corry M Cooley
Notary Public
My Commission Expires: 12-15-2026

Corry M Cooley

STATE OF Mississippi

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public, Tommy Clifford, 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 19th day of June, 2025.

CORRY M COOLEY STATE OF MISSISSIPPI NOTARY PUBLIC COMMISSION #346422 EXPIRES DECEMBER 15 2026

Corry M Cooley
Notary Public
My Commission Expires: 12-15-2026

Corry M Cooley