Prepared by and After recording, return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 1303615 AFFIDAVITH
07/30/2025 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060238

AFFIDAVIT OF HEIRSHIP

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, the undersigned affiant, who being by me first duly sworn according to law, deposed and says as follows:

1. The undersigned, Brian E. Eaton, is a resident of Davidson County, Tennessee, residing therein at 2559 Edinburgh Street, Old Hickory, TN 37138. The undersigned is of legal age. The undersigned is the son of Thomas E. Eaton (hereinafter referred to as "Decedent"), who died on or around January 22, 2025 in Davidson County, Tennessee.

2. The undersigned is familiar with the Decedent's family circumstances.

3. The undersigned, of his own knowledge, knows that the Decedent owned an interest in certain real property municipally known as **836 Forest Hills Drive, Nashville, TN 37220 37220**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the plan of OAK HILL ESTATES SECTION TWO, of recording Plat Book 4460, Pages 36, 37, 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 168 fronts 175.00 feet on the Northerly margin of Forest Hills Drive and extends back between parallel lines 394.30 feet to a deadline.

Being the same property conveyed to Thomas E. Eaton and spouse, Anne S. Eaton, by Warranty Deed from William N. Riley, Jr., and wife, Ruth E. Riley, of record in Book 8099, Page 960, and re-recorded in Book 8167, Page 60, in the Register's Office of Davidson County, Tennessee, dated April 30, 1990, and recorded on May 01, 1990. The marriage between Thomas E. Eaton and Anne S. Easton was continuous and uninterrupted until the death of Anne S. Eaton on or about December 10, 1991, leaving Thomas E. Eaton as the surviving tenant by the entirety. The said Thomas E. Eaton died on or about January 22, 2025, intestate, leaving the subject property to Brian E. Eaton, as evidenced by Probate Case No. 25P543, Seventh Circuit (Probate) Court For Davidson County, Tennessee, and the Affidavits of Heirship being recorded simultaneously herewith.

Tax Parcel ID: 160 01 0 023.00

4. The Decedent had two (2) children, only. They are:

   - Karen Lynn Eaton Sadler who died on or about July 20, 1985. The said Karen Lynn Eaton Sadler never bore any children, nor adopted any child during her lifetime.

   - Brian E. Eaton

5. The Decedent never adopted any children.

6. The Decedent was not married at the time of his death. The Decedent's spouse, Anne S. Eaton, died on or about December 10, 1991 in Davidson County, Tennessee.

7. The Decedent is survived by the following and no others:

   - Brian E. Eaton

8. To the best of my knowledge, the decedent died without a Will.

9. Except for debt being paid at the closing of the sale, all debts of the estate of Decedent have been paid, including expenses of last illness and funeral, and that the decedent's estate was not of sufficient value to require the payment of estate taxes.

WITNESS my hand this the 29 day of July, 2025.

STATE OF TN
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian E. Eaton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 29 day of July, 2025.

NOTARY PUBLIC

My Commission Expires:
3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 07.29.2025 (date of document).

Affiant Signature

07.029.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

