Karen Johnson Davidson County
Batch# 1305038 AFFIDAVITH
08/01/2025 12:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250801-0061173

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY PREPARED BY:

TRI-STAR TITLE CO., LLC.
213 W. MAIN ST., SUITE 1
WOODBURY, TN 37190

STATE OF TENNESSEE)
ss
COUNTY OF CANNON)

AFFIDAVIT OF HEIRSHIP

The Affiant, **TODD SHORTSLEEVE,** makes oath to the following facts:

That he is familiar with the family history of **OPAL JUNE (BISHOP) BINKLEY,** deceased, who was the one-half (½) vested owner of a parcel of real property situated in Davidson County, State of Tennessee, and being described as follows, to-wit:

> BEING Lot No. 2 on the Plan of Hazelwood, Section Two, of Record in Book 3106, Page 97, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete legal description.
>
> FOR source of title to said realty reference is made to Warranty Deed from Henry L. Bogle and wife, Rubye H. Bogle to William M. Binkley (d.o.d. 11/22/2024) and Opal J. Bishop (d.o.d. 6/13/2024), dated September 27, 1985 and recorded on September 27, 1985, in Book 6669, Page 801, Register's Office for Davidson County, Tennessee.

That Opal June (Bishop) Binkley died intestate on June 13, 2024 in Rutherford County, Tennessee. Attached as Exhibit A is her death certificate.

Tenncare sent a waiver stating no money was due to them on behalf of Opal June Binkley. as evidence by Exhibit B attached hereto.

That Opal June (Bishop) Binkley was married to William M. Binkley on June 20, 1987 and her husband, William M. Binkley was living at the time of her death. The said William M. Binkley died thereafter on November 22, 2024.

That Opal June (Bishop) Binkley was also survived by two sons, namely, Jeff Sexton and Jonathan Sexton by a previous relationship. Therefore, Opal June (Bishop) Binkley died intestate on June 13, 2024 and no estate being probated. At the time of Opal June (Bishop) Binkley's death, she was survived by her husband, William Binkley, and children, namely Jeff Sexton and Jonathan Sexton.

William M. Binkley, Jeff Sexton, and Jonathan Sexton, are the lawful heirs at law of Opal June (Bishop) Binkley's one-half (1/2) vested interest.

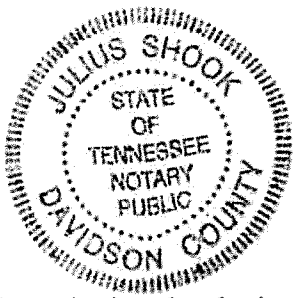
That the above parties indicated as the surviving sole heirs at law of Opal June (Bishop) Binkley. are over the age of eighteen (18) years and are sui juris.

That I, **TODD SHORTSLEEVE** am familiar with the family of Opal June Binkley and that I am personally aware as to the facts set forth in this affidavit.

The forgoing Affidavit of Heirship is made pursuant to the provisions of Section 30-2-712 et seq., Tennessee Code Annotated for the purpose of establishing the identity of the persons who are the surviving sole heirs at law of **Opal June (Bishop) Binkley**, and to establish as a matter of record the present state of title to the above described real property.

AFFIANT

STATE OF TENNESSEE)
:ss
COUNTY OF **DAVIDSON**)



Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named, **TODD SHORTSLEEVE**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the forgoing **(AFFIDAVIT OF HEIRSHIP)** instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this the 22 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 7-7-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 25, 2025.

J. Carlton Drumwright

July 25, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 25, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY