Instrument Prepared By:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Ste. 104
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1306597 AFFIDAVITH
08/07/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250807-0062684

AFFIDAVIT OF HEIRSHIP

I, Christopher Lee Moreland, Jr. hereinafter referred to as the "Affiant", being first duly sworn on oath, and pursuant to T.C.A. § 30-2-712, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

I, Christopher Lee Moreland, Jr., am personally familiar with the family and marital history of **Sharon M. Duignan** ("Decedent") with full knowledge of the facts stated in this affidavit.

1. Decedent died on June 5th, 2025. Decedent's place of death was Davidson County, Tennessee. At the time of decedent's death, decedent's residence was 219 Riverstone Ct, Nashville, TN 37214, Map/Parcel: 085-14-0A-219.00-CO.
2. Decedent was not married at time of her death.
3. Decedent had only the following children: Philip A. Rector and Adam P. Rector
4. Decedent did not have or adopt any other children and did not take any other children into decedent's home or raise any other children.
5. Decedent died **with** a valid written will.
6. Decedent left no debts that are unpaid.
7. There is no unpaid estate or inheritance taxes.
8. The following individuals are the heirs of the decedent:

   Philip A. Rector and Adam P. Rector

This affidavit is given as an inducement for Chicago Title Insurance Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Chicago Title Insurance Company, Keith H. Solomon, Attorney, Lenders Title, and/or anyone relying on this document for any loss caused by a misstatement of facts.

{SIGNATURE ON THE FOLLOWING PAGE}

Witness my hand this 17 day of July, 2025.

Further, Affiant sayeth not.

Chris Moreland Jr.
Affiant

Address: 5433 Pisano St.
Mount Juliet, TN.
37122

Phone no. (931) 691-5663

STATE OF TENNESSEE
COUNTY OF Williamson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Christopher Lee Moreland, Jr., with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 17 day of July, 2025.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24462-DS

202508070062684

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 7/17/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/17/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM