Karen Johnson Davidson County
Batch# 1311466 AFFIDAVITH
08/18/2025 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250818-0065869

This instrument prepared by:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
FILE NO RT-25-3470

Map and Parcel: Property 1:
028 00 0 146.00

AFFIDAVIT AS TO HEIRS
of
BEVERLY R. STUBBLEFIELD
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Davidson

On the 4th day of July, 2025, before me personally appeared Marvin Buck, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Beverly R. Stubblefield**, "the Decedent."

And That the Affiant knew the Decedent for over 20 years and is familiar with Decedent's family history as they have been Cousin during this time period.

And that said Decedent died on or about **March 16, 2024**, **a widow**, having been predeceased by their spouse, **James E. Stubblefield**, who died on or about **June 01, 2022**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Beverly R. Stubblefield,** the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
James E. Stubblefield, Jr	**Son**
Tony Stubblefield	**Son**
Dennis Stubblefield	**Son**
Kim Williams	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **James E. Stubblefield, Jr., Tony Stubblefield, Dennis Stubblefield, and Kim Williams,** as all the heirs of **Beverly R. Stubblefield.**

And said decedent did not leave a Last Will and Testament

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Davidson

I, Marvin Buck, the Affiant, 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. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Rhythm Title, LLC, The Title Group, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Marvin E Buck Jr

Sworn to and subscribed before me on this 14th day of July, 2025.

Notary Public
My Commission Expires: 4-22-29

(Notary Seal)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Property 1:
Beginning at a concrete post in south margin of Ridge Road, and the N. E. Corner of Acy Binkley property as shown of record in Deed Book 5341, Page 217, Register's Office of Davidson County, Tennessee; thence with the southerly margin of said road, A=21 deg. 17' 24", R=808.15', T=151.90, L=300.29 feet to an iron pin in S. margin of said road; thence S. 12 deg. 59' 18" W. 230 feet to an iron pin; thence N 84 deg. 51' 13" W. 703.77 feet to an iron pin in the old Demonbreum Road; the N. W. corner of a 5.65 acres tract now owned by Laysel Biggs and wife Alzada Biggs; thence N 10 deg. 34 '10" E. 212.67 feet to an iron pin, a corner to a lot now owned by Laysel Biggs, deed being of record in Book 2441, Page 185, Register's Office of said County; thence with the line of said lot, S. 86 deg. 07' 57" E. 208.08 feet to an iron pin, S. E. corner of Laysel Biggs lot, and S. W. corner of Acy Binkley lot; thence with the line of Acy Binkley S. 84 deg. 11' 28" E. 209.85 feet to an iron pin; thence with E. line of Acy Binkley, N. 12 deg. 59' 18" E. 184.40 feet to the beginning.

BEING the same property conveyed by Warranty Deed from John A. Harvey and wife, Peggy Harvey to James E. Stubblefield, Sr. and wife, Beverly R. Stubblefield, of record in Instrument No. 20060321-0032401 in Davidson County, Tennessee Register of Deeds, dated March 10, 2006 and recorded March 21, 2006. The said James E. Stubblefield, Sr. died on or about June 1, 2022, leaving the said Beverly R. Stubblefield the sole surviving tenant by the entirety. The said Beverly R. Stubblefield died on or about March 16, 2024.

BEING the same property conveyed by Quit Claim Deed from James E. Stubblefield, Jr., as Personal Representative of the Estate of Beverly R. Stubblefield to James E. Stubblefield, Jr., Tony Stubblefield, Dennis Stubblefield, and Kim Williams, of record in Instrument No. 20250123-0005279 in Davidson County, Tennessee Register of Deeds, dated January 20, 2025 and recorded January 23, 2025.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/14/25.

Affiant Signature – Joshua A. Terry

8/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27