THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1311889 AFFIDAVITH
08/20/2025 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066478

AFFIDAVIT OF HEIRSHIP

On this 14 day of August, 2025, before me personally appeared Katherine Mumphrey, of Nashville, Tennessee being of at least 18 years of age, being first duly sworn, says that:

1. I was personally acquainted with **Virginia Peterson** (the "Decedent") during **her** lifetime and that **she** died at or near **Davidson County, Tennessee** on **March 7, 2016,** being approximately **75** years of age at the time of death.
2. Affiant's relationship to Decedent is that of neighbor/friend.
3. Affiant personally knew the Decedent for ~30 years.
5. Decedent was **widowed** at the time of her death.
6. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiant is fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:
   a. Surviving Spouse at Decedent's time of death: **None.**
   b. Surviving Children at Decedent's time of death:
      a. **Wayne Peterson**
      b. Pamela Langston (died 12/16/24 survived by **Elizabeth Langston, Brandy Langston, Chanda Langston,** and **David Langston)**
      c. Thomas Peterson (died 08/11/06 survived by **Toni Peterson** and **Thomas Peterson, Jr.)**
   c. Predeceased Children and their children, if applicable: **None.**

This Affidavit is made in connection with the title to the following lands in **Davidson County, Tennessee:** *See attached Exhibit "A"*

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)

"Whoever willfully and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E. felony"

Katherine Mumphrey
Affiant's Name

Katherine Mumphrey
Affiant's Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of August, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Stacy Square, Section 3 of record in Plat Book 4175, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Peterson and wife, Virginia Peterson by Warranty deed from C&S Builders, Inc., of record in Book 4525, Page 901, Register's Office for Davidson County, Tennessee, dated August 3, 1971 and recorded on August 3, 1971.

Being the same property conveyed to Howard Peterson and wife, Virginia Peterson, and Pamela Langston, by Quitclaim deed from Howard Peterson and wife, Virginia Peterson, of record in Book 10934, Page 611, Register's Office for Davidson County, Tennessee, dated April 16, 1998 and recorded on May 18, 1998. Said Howard Peterson having since died on January 16, 2000, leaving Virginia Peterson as the surviving tenant by the entirety of their marital interest.

Being the same property conveyed to Virginia Peterson and Pamela J. Langston by Quitclaim deed from Virginia Peterson and Pamela J. Langston, of record in Instrument No. 20060323-0033168, Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 23, 2006.

Being improved property known as 206 New Sawyer Brown Road, Nashville, Tennessee 37221.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-14-25.

Affiant Signature 8-14-25
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

