This Instrument Prepared By:
NOTESTINE LAW FIRM
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 1307 Edgewood Place
Nashville, Tennessee 37206
Map & Parcel: 83-5-259

AFFIDAVIT OF HEIRSHIP

State of Tennessee
County of Davidson

The undersigned, Affiant April Edgin, the wife of Jeffrey Edgin, a son of Richard L. Edgin and Barbara J. Edgin being first duly sworn, deposes and states, under oath as follows:

1) On December 20, 1978 Marion E. Peden et ux Vickie R. Peden deeded their entire interest in the property, to Richard L. Edgin et ux Barbara J. Edgin, of record in the Davidson County Register of Deeds, Book 5382, Pages 231-232, Identification No. F08217.

2) This Property, is a certain tract or parcel of land in Davidson County, Tennessee, and can be further described as follows:

   BEING Lot No. 45 on the Plan of Edgewood, of record in Plat Book 332, Page 73, Register's Office, Davidson County, Tennessee.

   Being the same property conveyed to Marion E. Peden and wife, Vickie R. Peden, of record in Book 4995, Page 490 said Register's Office.

3) On June 12, 1991, Barbara J. Edgin passed away in Nashville, Davidson County, Tennessee. She was survived by her husband, Richard L. Edgin, who, as the surviving tenant by the entirety, became the sole owner of the property.

4) On November 27, 2004 Richard L Edgin passed away in Ashland City, Cheatham County, Tennessee without a Will. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tennessee Code Annotated §31-2-103 At the time of his passing, Richard L. Edgin had the following biological children and heirs at law:
   a) Nancy Burr
   b) Wilma Luna
   c) Richard Edgin Jr.
   d) Cynthia Abraham
   e) Jeffrey Edgin

Karen Johnson
Batch # 1314640
08/26/2025 08 13 27 AM
Fees $12 00 Taxes $0 00

Davidson County
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5) On March 8, 2021 Nancy Burr passed away in Ashland City, Cheatham County, Tennessee. At the time of her passing. Nancy Burr was married to Thomas Eugene Burr. Thomas Burr passed away on October 2, 2024 in Nashville, Davidson County, Tennessee.

6) Nancy Burr and Thomas Burr had one son Troy Andrew Burr. Neither party had any other children. On July 20. 2020 Troy Burr passed away. The Affiant is unaware of the names of Troy Burr's children or his marital status at time of death.

7) This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he/she knowingly has made any false statements herein.

8) The Affiant, April Edgin, solemnly declares that they had familiarity with the and knowledge of the family referenced herein is based on this intimate knowledge and personal observations, the Affiant can attest to the veracity and accuracy of all statements and information provided within this document. The Affiant's conviction in the truthfulness of the aforementioned details is absolute and unwavering, and they fully believe everything stated herein above to be factually correct and presented in good faith.

FURTHER THE AFFIANT SAITH NOT.

Name: April Edgin
April Edgin

STATE OF Tennessee
COUNTY OF Davidson

Subscribed, sworn to, and acknowledged before me by April Edgin, the affiant, and subscribed and sworn to before me on this 29 day of June 2025

Sheila D Ewing-Agnew
NOTARY PUBLIC

My Commission Expires: 3.21.2029

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY