Karen Johnson Davidson County
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This Instrument Prepared By:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

AFFIDAVIT OF HEIRSHIP FOR MARGARET ELIZABETH JOHNSON

The undersigned, Pamela Bianconi, a citizen and resident of Rutherford County, Tennessee, first being duly sworn makes oath to the following:

1. I, Pamela Bianconi, am sixty-seven (67) years of age having been born in 1958.

2. I have known Margaret Elizabeth Johnson for over forty-eight (48) years. Margaret Elizabeth Johnson was my former sister-in-law. I was married to her brother, Joseph Patrick Bianconi, Jr. for nineteen (19) years.

3. Margaret Elizabeth Johnson was born to Joseph Patrick Bianconi, Sr. and Edna Headrick Bianconi on April 28, 1962.

4. Margaret Elizabeth Bianconi married Donald Wade McGee in 1982. They divorced in approximately 1995.

5. Margaret Elizabeth McGee and Donald Wade McGee had two (2) children born of the marriage, namely, Ellen Wade Boyd and Andrew Michael McGee.

6. Margaret Elizabeth Bianconi married David W. Johnson in 1998. They were still married at the time of her death.

7. Margaret Elizabeth Johnson and David W. Johnson had two (2) children born of the marriage, namely, Cory Bryce Johnson and Chase Alexander Johnson.

8. Margaret Elizabeth Johnson had no other children.

9. Margaret Elizabeth Johnson died intestate on August 19, 2024, leaving her husband, David W. Johnson and her four (4) children, namely, Cory Bryce Johnson, Ellen Wade Boyd, Chase Alexander Johnson and Andrew Michael McGee, as her sole heirs-at-law.

10. Under the terms of the deed filed in Book 2038, page 50, of the Register's Office for Davidson County, Tennessee, Joseph P. Bianconi owned at the time of his death real property known as 237 McGavock Pike, Nashville, Davidson County, Tennessee. Joseph Patrick Bianconi, Sr. died intestate on June 21, 1976, leaving his wife, Edna Headrick Bianconi and his six (6) children, namely, Joseph Patrick Bianconi, Jr., Ann Carol Bianconi, Michael Jeffory Bianconi, Timothy Stephen Bianconi, Margaret Elizabeth Johnson and Amy Kathleen Gregg, as her sole heirs-at-law.

9. Edna Headrick Bianconi died intestate on July 25, 1998, leaving her six (6) children, namely, Joseph Patrick Bianconi, Jr., Ann Carol Bianconi, Michael Jeffory Bianconi, Timothy Stephen Bianconi, Margaret Elizabeth Johnson and Amy Kathleen Gregg, as her sole heirs-at-law.

10. Under the Rules of Intestate Succession for the State of Tennessee, Margaret Elizabeth Johnson owned a one-sixth (1/6) interest at the time of her death in the real property known as 237 McGavock Pike, Nashville, Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being Lot No. 118 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County. Said Lot No. 118 fronts 76 feet on the easterly side of McGavock Pike and runs back between lines 189.38 feet on the north line and 189.43 feet on the south line to a deed line in the rear, measuring 76.07 feet thereon.

12. Based on the foregoing, the owners in fee simple of the above-described real property are David W. Johnson, Cory Bryce Johnson, Ellen Wade Boyd, Chase Alexander Johnson and Andrew Michael McGee.

13. I have personal knowledge of all the facts set forth above and make oath subject to penalties of perjury.

14. This Affidavit of Heirship is given pursuant to Tennessee Code Annotated §30-2-712 to establish and reflect the heirship with respect to the above-described real property.

FURTHER, the Affiant sayeth not.

WITNESS MY HAND this 22nd day of August, 2025.

Pamela Bianconi

Pamela Bianconi

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STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 22nd day of August, 2025, before me personally appeared Pamela Bianconi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Affidavit of Heirship) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee on the 22nd day of August, 2025.

My Commission expires: 11/28/26

Mary M. Richardson
Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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True Copy Certification

I, George H. White, 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 September 2, 2025.

Executed this the 2 day of September, 2025.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 2 day of September, 2025.

Notary's Signature

My Commission Expires: 11/28/26

