Karen Johnson
Batch # 1320872
09/11/2025 08 12 10 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVITH
2 pgs
20250911-0072482

STATE OF TEXAS)
COUNTY OF Hays)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 30th day of August, 2025.

Notary Public Mary Cannon My Commission Expires: 01/18/2027

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

NOTARY PUBLIC STATE OF TEXAS
MARY CANNON
My Notary ID # 134150372
Expires January 18, 2027

Map-Parcel Number:	Send tax bills to:
075 04 0 131.00	Rebecca McMullin 1101 Woodrow Lane, Apt. 46 Medford, OR 97504

AFFIDAVIT OF HEIRSHIP

1. Affiant is over the age of eighteen (18) years and is familiar with the family and family history of Kathleen Aileen Duling. Affiant is the brother of Kathleen Aileen Duling.

2. Kathleen A. Duling, AKA Kathleen Aileen Duling ("Decedent") died on July 7, 2025. She was a resident of Davidson County, Tennessee at the time of her death. Her husband, John W. Duling, Jr., predeceased her.

3. Kathleen A. Duling was a widow at the date of her death.

4. Kathleen A. Duling had one child:

   Rebecca McMullin

5. At the time of her death, Decedent owned property known as 4721 Phoenix Dr. , Hermitage, TN 37076. Said property is more fully described as follows:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO 342 ON THE PLAN OF TULIP GROVE, SECTION 6, OF RECORD IN BOOK 4460, PAGE 19, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Kathleen A. Duling and John W. Duling as Tenants by the Entirety from Kathleen A. Duling of record in Document # 20130520-0050611, Register's Office for Davidson County, Tennessee. The said John W. Duling, Jr. having died on June 12, 2025 and the said Kathleen A. Duling having died on July 7, 2025.

This is improved property known as: 4721 Phoenix Dr., Hermitage, TN 37076.

6. Pursuant to Tennessee's laws of intestate succession, Kathleen A. Duling's ownership of the property described above vested upon Decedent's death to her heir at law Rebecca McMullin

7. The statements made herein are based on Affiant's own knowledge and belief and Affiant is aware that this Affidavit may be relied upon in order to convey and/or insure title to certain real property.

8. This Affidavit of Heirship is given freely pursuant to T.C.A. 30-2-712, et seq., to help establish and reflect the heirship with respect to any real property owned by Kathleen A. Duling in Davidson County, Tennessee.

John Massey

STATE OF TEXAS)
COUNTY OF HAYS)

Personally appeared before me Mary Cannon a Notary Public of the state of Texas, **John Massey** ("Affiant"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 30th day of August, 2025.

Mary Cannon
NOTARY PUBLIC
My Commission Expires: 01/18/2027

MARY CANNON
My Notary ID # 134150372
Expires January 18, 2027