(1)

BOX 10-A

Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1323371
09/17/2025 10:51:15 AM
Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20250917-0074204

AFFIDAVIT OF HEIRSHIP
As to
Mary Thomas Woollard Brown

STATE OF TENNESSE
COUNTY OF DAVIDSON

On this 10th day of September, 2025, Cathy B. Brown, "Affiant", who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Calhoun County, Alabama residing at 2110 Marian Lane, Oxford, Alabama 36203.

The Affiant was personally acquainted with **Mary Thomas Woollard Brown,** "Decedent", during Decedent's lifetime and was familiar with the Decedent's family history.

The Affiant was the daughter-in-law of the Decedent.

That the Decedent died on or about **April 22, 2025** and the decedent owned Real Property known as: 2909 McGavock Pike, Nashville, TN 37214. The legal description is attached hereto as Exhibit A.

The Decedent was unmarried at the time of her death, and the following children are the only children ever born to her or adopted by her:

a. Joseph Bradshaw Brown, III

b. Thomas Carr Brown

Affiant further understands that whoever willfully, corruptly 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 is false, commits a Class E Felony - T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false of misleading statement herein made.

FURTHER AFFIANT SAYETH NAUGHT.

Cathy B. Brown

Cathy B. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2025.

Notary Public

My Commission Expires: _____

KEVIN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

10/4/2027

EXHIBIT A

Parcel: 07308001500

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Map of SUNSET VIEW Subdivision, SECTION IV, ADDITION ONE, as of record in Book 2854, Page 1, Register's Office for said County.

Said Lot No. 276 fronts 120 feet on the South West margin of McGavock Pike and extends back between parallel lines 320 feet to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to T. C. Woollard and wife, Teresa A. Woollard, by Warranty Deed from Ben C. McGown, Sr. and wife, Ruby C, McGown, of record in Book 2960, Page 457, in the Register's Office or Davidson County, Tennessee, dated September 16, 1959 and recorded on September 17, 1959. The said T. C. Woollard died on April 03, 1969 leaving Teresa A. Woollard as his surviving tenant by the entirety. Teresa A. Woollard died testate on September 30, 1995. Her estate was administered under Docket No. 95P1648, Davidson County Seventh Circuit Court, Probate Division. Teresa A. Woollard's Last Will and Testament devised the subject real property to Mary Thomas Woollard Brown. Mary Thomas Woollard died intestate on April 22, 2025 leaving Joseph Bradshaw Brown, III and Thomas Carr Brown as her heirs at law. The estate of Mary Thomas Woollard aka Mary Thomas Woollard Brown is being administered under Docket No. 25P868, Davidson County Seventh Circuit Court, Probate Division. Thomas Carr Brown died intestate on June 14, 2025, leaving Joseph Bradshaw Brown, III as his sole heir at law. His estate is being administered under Docket No. 25P1246, Davidson County Seventh Circuit Court, Probate Division.