RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
CLOSED, LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File #6331-25

Karen Johnson Davidson County
Batch # 1328607 AFFIDAVITH
10/01/2025 10:30:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251001-0078060

AFFIDAVIT OF HEIRSHIP OF
CATHERINE ANN FLEMING

1. Affiants are as follow:

   TERRY BROWN
   718 Montgomery Road
   Pownal, VT 05261

   EMMA BRADLEY
   209 Donelson Hills Rd
   Nashville, TN 37214

2. That **CATHERINE ANN FLEMING** (herein after "Decedent") died on 5/1/2016 and was unmarried at the time of her death.

3. Decedent was the natural parent of two (2) children that survived beyond infancy: **GEORGIA GRACE MAY FLEMING** and **IRIS CATHERINE MARABLE MAY FLEMING**. No other children were born to or adopted by Decedent during her lifetime.

4. This Affidavit is being provided to clarify title to all real property owned by Decedent at the time of her death.

5. The Affiants were acquainted with Decedent and her family and know the above stated facts to be true and accurate.
   a. **TERRY BROWN** is a friend and knew the Decedent for five (5), years prior to her death.
   b. **EMMA BRADLEY** is a friend and knew the Decedent for five (5), years prior to her death.

6. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **CATHERINE ANN FLEMING**.

7. AFFIDAVIT IS FURTHER MADE FOR THE PURPOSE OF INDUCING a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title

insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

8. Further affiant saith not.

IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **CATHERINE ANN FLEMING** on this the 29th day of September, 2025.

Terry Brown
TERRY BROWN

Sworn to and subscribed before me this the 29th day of September, 2025.

Robin Finn
NOTARY PUBLIC
My Commission expires 01/31/2026
Notarized remotely using audio-video communication technology via Proof.

Robin Finn
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-12970-1
Expires January 31, 2026

STATE OF Nevada
COUNTY OF Clark

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **TERRY BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 29th day of September, 2025.

Robin Finn
NOTARY PUBLIC
My Commission expires 01/31/2026
Notarized remotely using audio-video communication technology via Proof.

Robin Finn
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-12970-1
Expires January 31, 2026

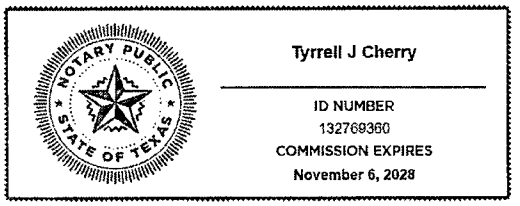
IN WITNESS WHEREOF, This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of facts concerning the heirs of **CATHERINE ANN FLEMING** on this the 28th day of September, 2025.

Emma Bradley

EMMA BRADLEY

Sworn to and subscribed before me this the 28th day of September, 2025.

NOTARY PUBLIC
My Commission expires: 11/06/2028



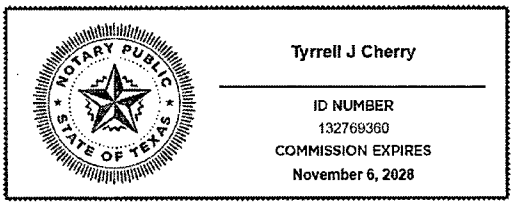
Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Brazoria

Personally appeared before, me, the undersigned, a Notary Public in and for said State and County, **EMMA BRADLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and further that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of September, 2025.

NOTARY PUBLIC
My Commission expires: 11/06/2028



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Christina Higgins, do hereby make an 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 29, 2025.**

Name: **Christina Higgins**

Title: **Processor**

Date **9/30/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 9/30**/2025.**

Notary Public: _____

My Commission Expires: _____

