This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC
1600 West End Ave., Suite 1750
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1331183 AFFIDAVITH
10/07/2025 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251007-0080015

Affidavit of Heirship

Address New Owners:
John Vaughan, et al
86 Davenport RD
Humboldt, TN 38343

Send Tax Bills To:
John Vaughan
86 Davenport RD
Humboldt, TN 38343

Map/Parcel Number:
061 16 0 367.00

Re: Property described in Instrument No. 20121227-0119642, in the Register's Office for Davidson County, Tennessee.

Daniel Day, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the state of TN; and resides at the following address: 752 Mt. Pleasant Rd Kingston Springs, TN 37082

2. That Affiant personally knew Doyal Vaughan, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was the Family Friend of the Decedent, and was personally acquainted with Decedent for a period of more than 50 years.

3. That the Decedent died intestate on or about August 3, 2025.

4. That the Decedent was not married at the time of his death and was survived by two (2) children, John Vaughan and Vicky Sadler, both of whom were adults and older than eighteen (18) years of age.

5. That at the time of his death, Decedent had no other children, living or deceased.

6. That the following persons constituted the heirs-at-law of the Decedent at his date of death: (i) John Vaughan, 86 Davenport RD, Humboldt, TN 38343, and (ii) Vicky Sadler, 7204 Icarus CT, Fairview, TN 37062.

7. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 4017 Kennedy Avenue, Nashville, Tennessee 37216, owned by the Decedent, Doyal Vaughan, more particularly described on the attached **Exhibit A**.

FURTHER AFFIANT SAITH NOT.

Daniel Day
_____, Affiant

Sworn to and subscribed before me this 7th day of October, 2025.

Jamie Lynn Dupré
Notary Public

My Commission Expires: 12/8/2027

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Day, the Affiant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and acknowledged that the execution of the same as his/her free act and deed; and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of the Affiant's knowledge, information and belief.

WITNESS my hand and official seal, this 7th day of October, 2025.

Jamie Lynn Dupré
Notary Public

My Commission Expires: 12/8/2027

JAMIE LYNN DUPRE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Commission Expires
12/8/2027

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EXHIBIT A
To Affidavit of Heirship

Being Lot No. 3 on the Plan of Curtis Stewart Lots of record in Plat Book 8250, page 297, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Doyal Vaughan, unmarried, by Quitclaim Deed dated December 3, 2012, from Kathy Ellen Blankenship, unmarried, previously known as Kathy Poppe, Kathy Ellen Vaughan and Kathy E. Vaughan, of record at Instrument No. 20121227-0119642 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4017 Kennedy Avenue, Nashville, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Grover Collins, 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 10/7, 2025.

Grover Collins

Grover Collins
4101 Hillsboro Ave, Ste F186
Nashville TN 37209

10/7/25
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 7 day of October, 2025.

Notary Public

My Commission Expires: _____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

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