This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1331728 AFFIDAVITH
10/08/2025 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080353

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Wilson

We, Charlyn Northam, Toni Holman and Randy Fincher, of the Cities and States listed herein below, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, we hereby affirm the following:

1. That Mary Lynne Fincher (the "Decedent") died intestate on February 20, 2025, a resident of Davidson County, Tennessee.

2. Decedent owned real property at the time of her death more commonly known as 324 Bonnavue Drive, Hermitage, TN 37076 (the "Property").

3. Affiants are residents of the following Cities and States:

- Charlyn F. Northam: Lebanon, TN
- Toni Lea Holman: Buchanan, GA
- Randy Charles Fincher: Hermitage, TN

4. Affiants state that Decedent's estate passes pursuant to Tennessee Code Annotated §§ 31-1-106(b) and (c)(2) and was survived by the following children:

Name:	**Relationship to Decedent:**
Charlyn F. Northam	Daughter
Toni Lea Holman	Daughter
Randy Charles Fincher	Son

5. Affiants are aware of these facts because they are the only children of Decedent.

6. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agree to indemnify and hold harmless Midtown Title, LLC, and their title insurance underwriter(s) for liability which any of them may incur as a result of issuing policies of title insurance on property located at 324 Bonnavue Drive, Hermitage, TN 37076 in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF TN
COUNTY OF Wilson

We, Charlyn Northam, Toni Holman and Randy Fincher, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of our knowledge, information and belief.

Charlyn F. Northam, Affiant

Toni Lea Holman, Affiant

Randy Charles Fincher, Affiant

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Sworn to and subscribed before me this 3rd day of October, 2025.

Kandice Eubanks
Notary Public
My Commission Expires: 5/28/28

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Charlyn F. Northam, Toni Lea Holman and Randy Charles Fincher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2025.

Kandice Eubanks
Notary Public
My Commission Expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-8-2025**.

Affiant Signature — Date: **10-8-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-8-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY