Karen Johnson Davidson County
Batch# 1337310 AFFIDAVITH
10/22/2025 03:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251022-0084304

This Instrument Prepared by:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP

We, Ryan Byrn and Cody Byrn, have personal knowledge of the matters stated in this Affidavit regarding Debra Kay Jackson Byrn, deceased, and being first duly sworn, make oath as follows:

1. We reside at the following addresses:

Ryan Byrn: 1208 Barkhill Place, Antioch, TN 37013; and,
Cody Byrn 543 River Rock Blvd., Murfreesboro, TN 37128; and,

2. Debra Kay Jackson Byrn (hereinafter "Mother") was our mother; and,

3. Mother died on March 14, 2008, a resident of Rutherford County Tennessee. She predeceased her mother, Dorothy J. Jackson, who died on December 20, 2024; and,

4. We were the only children that were born to or adopted by Mother during her lifetime, and no child of hers predeceased her; and,

5. This Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 for the purpose of establishing facts concerning the heirs of Debra Kay Jackson Byrn for the purpose of clarifying the title to the real property owned by Dorothy J. Jackson with an address of 3244 Lakeshore Drive, Old Hickory TN 37138; and,

6. I acknowledge that this AFFIDAVIT IS 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 and title agents) 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; and,

FURTHER, AFFIANTS SAITH NOT.

[Signature page(s) follow]

WITNESS MY HAND THIS 21st DAY OF October, 2025.

Ryan Byrn, Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21st day of Oct, 2025, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Ryan Byrn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true to the best of Affiant's own knowledge.

Notary Public

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____

WITNESS MY HAND THIS 15th DAY OF October, 2025.

CB

Matthew Cody Byrn, Affiant

STATE OF Nevada

COUNTY OF Clark

On this 15th day of October, 2025, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant,

KRR

Matthew Cody Byrn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true to the best of Affiant's own knowledge.

Notary Public

My Commission Expires: 03/26/2029

Khalil Rehman Rahat
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 25-6309-01
Expires March 26, 2029

Notarized remotely using audio-video communication technology via Proof.

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 10-21-25 (date of document).

Affiant Signature

10-22-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of October, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford