This Instrument Prepared By:
NOTESTINE LAW FIRM
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 1307 Edgewood Place
Nashville, Tennessee 37206
Map & Parcel: 83-5-259

Karen Johnson Davidson County
Batch # 1338994 AFFIDAVITH
10/28/2025 11 10 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20251028-0085648

AFFIDAVIT OF HEIRSHIP

State of WIS

County of Juneau

The undersigned, Affiant Cynthia Abraham, a daughter of Richard L. Edgin and Barbara J. Edgin being first duly sworn, deposes and states, under oath as follows:

1) On December 20, 1978 Marion E. Peden et ux Vickie R. Peden deeded their entire interest in the property, to Richard L. Edgin et ux Barbara J. Edgin, of record in the Davidson County Register of Deeds, Book 5382, Pages 231-232, Identification No. F08217.

2) This Property, is a certain tract or parcel of land in Davidson County, Tennessee, and can be further described as follows:

   BEING Lot No. 45 on the Plan of Edgewood, of record in Plat Book 332, Page 73, Register's Office, Davidson County, Tennessee.

   Being the same property conveyed to Marion E. Peden and wife, Vickie R. Peden, of record in Book 4995, Page 490 said Register's Office.

3) On June 12, 1991, Barbara J. Edgin passed away in Nashville, Davidson County, Tennessee. She was survived by her husband, Richard L. Edgin, who, as the surviving tenant by the entirety, became the sole owner of the property.

4) On November 27, 2004 Richard L. Edgin passed away in Ashland City, Cheatham County, Tennessee without a Will. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tennessee Code Annotated §31-2-103. At the time of his passing, Richard L. Edgin had the following biological children and heirs at law:
   a) Nancy Burr
   b) Wanda Dickens
   c) Richard Edgin Jr.
   d) Cynthia Abraham
   e) Jeffrey Edgin

5) On March 8, 2021 Nancy Burr passed away in Ashland City, Cheatham County, Tennessee. At the time of her passing, Nancy Burr was married to Thomas Eugene Burr. Thomas Burr passed away on October 2, 2024 in Nashville, Davidson County, Tennessee.

6) Nancy Burr and Thomas Burr had one son, Troy Andrew Burr, and no other children.

7) On July 20, 2020, Troy Andrew Burr passed away. At the time of his death, he was unmarried and was survived by the following biological children: Corey Roskin, Branna Roskin, Thomas Burr, Troy Burr, and Tyler Roskin.

8) Troy Andrew Burr also had one daughter, Alyssa Carey, who predeceased him. Alyssa Carey passed away in Cheatham County, Tennessee, on July 21, 2020. She was unmarried and had no children at the time of her death.

9) This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he/she knowingly has made any false statements herein.

10) The Affiant, Cynthia Abraham, solemnly declares that they had familiarity with the and knowledge of the family referenced herein is based on this intimate knowledge and personal observations, the Affiant can attest to the veracity and accuracy of all statements and information provided within this document. The Affiant's conviction in the truthfulness of the aforementioned details is absolute and unwavering, and they fully believe everything stated herein above to be factually correct and presented in good faith.

FURTHER THE AFFIANT SAITH NOT.

Name: Cynthia Abraham

STATE OF Wisconsin]
COUNTY OF Juneau]

Subscribed, sworn to, and acknowledged before me by Cynthia Abraham, the affiant, and subscribed and sworn to before me on this 20th day of October 2025.

Laurie J. Batten
NOTARY PUBLIC

My Commission Expires: Dec. 13th, 2028

Laurie J Batten NOTARY PUBLIC STATE OF WISCONSIN