PREPARED BY:

Title Escrow of Robertson County, Inc.

215 Highway 76

White House TN 37188

Karen Johnson Davidson County
Batch# 1339088 AFFIDAVITH
10/28/2025 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085773

AFFIDAVIT OF HEIRSHIP
of James Pennington

I, Stephen Cochrane, herein referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 7512 Greenwood Rd Cross Plains TN 37049.

2. That Affiant personally knew James Pennington, hereinafter referred to as Decedent, for over 30 years, and has personal knowledge of the family of the Decedent.

3. That Affiant, Stephen Cochrane, knew that at the time of death of said Decedent, James Pennington owned the real estate in Davidson County, Tennessee known as 218 Windsor Chase Court, Hermitage, TN 37076, as described on Exhibit A attached hereto and a part hereof.

4. That Decedent died intestate on August 19, 2025, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent was predeceased by his parents.

6. The decedent was unmarried and had two children either by birth or adoption, and no children that predeceased him.

7. The decedent is survived by the following heirs at law Chad Pennington and Christen Jones. See Docket No. 25P1876 Circuit Court of Davidson County, Tennessee (Probate Division).

8. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

9. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by decent and distribution.

FURTHER THE AFFIANT SAITH NOT.

Stephen Cochrane, AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of October, 2025.

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: 12/19/28

In Witness Whereof and in testimony hereto I have signed my name:

Stephen Cochrane

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Stephen Cochrane, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at White House, Tennessee, this the 23rd day of October, 2025.

Notary Public
My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being all of Unit 6, in Building 2, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, do 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 10/23/25.

Affiant Signature

Date: 10/23/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 23rd day of October, 2025.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.