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

Karen Johnson Davidson County
Batch# 1343109 AFFIDAVITH
11/10/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251110-0089134

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Mary Elizabeth Spencer, of Davidson County, TN, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Janice Hornal (the "Decedent") died on October 12, 2024, a resident of Davidson County, Tennessee.

2. Decedent had an ownership interest in real property at the time of her death more commonly known as 640 Old Hickory Boulevard, Nashville, TN 37209 (the "Property").

3. Affiant is a resident of Davidson County, in the State of TN.

4. Affiant is familiar with the family history of Decedent.

5. Decedent died intestate and without a Last Will and Testament.

6. Affiant further states that the Decedent was unmarried at the time of her death and was survived by the following child:

Name:	**Relationship:**
James Huff	Son

7. Affiant is aware of these facts because she has intimate knowledge of the facts and has known the Decedent and/or Decedent's family for 50 years.

8. 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 agrees to indemnify and hold harmless Momentum 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 640 Old Hickory Boulevard, Nashville, TN 37209 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 TENNESSEE
COUNTY OF DAVIDSON

I, Mary Elizabeth Spencer, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Mary Spencer
Mary Elizabeth Spencer, Affiant

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

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Mary Elizabeth Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

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 **October 3, 2025**.

Affiant Signature

11/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 7, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

