This Instrument Prepared By:
Munsch Hardt Kopf & Harr, P.C
700 Milam Street, Suite 800
Houston, Texas 77002

Re: 3871 Whites Creek Pike
Nashville, Tennessee 37207
Map & Parcel: 49-366

Karen Johnson
Batch # 1349725
11/21/2025 10 12 45 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20251121-0093144

AFFIDAVIT OF HEIRSHIP

The undersigned, Affiant Brian Keith Canada II, a son of Neki Rathbun-Laitinen, who was the daughter of Onether Meadows being first duly sworn, deposes and states, under oath as follows:

On March 28, 2005 Randall P. Davis, deeded their entire interest in the property, to James Meadows et ux Onether Meadows, of record in the Davidson County Register of Deeds instrument No. 20050329-0033940.

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

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee and being described on said plan as follows:

Beginning at an Iron Pin (set), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of the remaining property of Randall P. Davis, thence with the southerly boundary line of Randall P. Davis North 61 degrees 50 minutes 33 seconds East 252.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Lot No. 4 on the plan of Davis Subdivision South 54 degrees 12 minutes 58 seconds West 248.63 feet to an Iron Pin (set) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,452 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee, and being described on said plan as follows:

Beginning at an Iron Pin (new), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of Lot No. 3 of the Davis Subdivision; thence with the southerly boundary line of Lot No. 3 North 54 degrees 12 minutes 58 seconds East 248.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Kelly of record in Instrument No.

20001005-0098968, Register's Office for Davidson County, Tennessee South 46 degrees 29 minutes 13 seconds West 250.00 feet to an Iron Pin (old) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,676 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

This property is commonly known as 3871 Whites Creek Pike, Nashville, Tennessee 37207.

On March 25, 2017 James Meadows passed away in Nashville, Davidson County, Tennessee, without a Will. He was survived by his wife, Onether Meadows, also known as Nikki Meadows.

On September 5, 2018 Onether Meadows, also known as Nikki Meadows, passed away in Nashville, Davidson County, Tennessee, without a Will. As the Property was not mentioned specifically in a Will, the Property passed to the nearest heirs-at-law to the laws of intestacy under Tennessee Code Annotated §31-2-103. At the time of her passing, Onether Meadows had the following biological children and heirs at law: Neki Rathbun-Laitinen.

On October 29, 1995, Neki Rathbun, the same individual as Neki Rathbun-Laitinen, married Brian Keith Canada in Cheatham County, Tennessee. Two children were born of this marriage: Brian Keith Canada II, born January 17, 1996 and Robert Canada, born March 14, 1998.

On June 5, 2023, Neki Rathbun-Laitinen passed away in St. Mary Parish, Louisiana. At the time of her passing, Neki Rathbun-Laitinen was married to John Andrew Laitinen IV, who passed away intestate on June 6, 2023 in St. Mary Parish, Louisiana. At the time of her passing, Neki Rathbun-Laitinen had the following heirs at law: John Andrew Laitinen IV, Brian Keith Canada II, and Robert Canada.

As John Andrew Laitinen IV left no descendants and was predeceased by his parents, his only surviving heir is his sister, Jessica Laitinen. Accordingly, the surviving heirs-at-law of Neki Rathbun-Laitinen are Brian Keith Canada II, Robert Canada, and Jessica Laitinen.

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.

The Affiant, Brian Keith Canada II, solemnly declares that he has familiarity with and knowledge of the family referenced herein based on her intimate knowledge and personal observations. The Affiant attests to the veracity and accuracy of all statements and information provided herein and fully believes everything stated above to be factually correct and presented in good faith.

FURTHER THE AFFIANT SAITH NOT.

Name:

STATE OF Tennessee]
COUNTY OF Cheatham]

Subscribed, sworn to, and acknowledged before me by Brian Canada, JR, the affiant,

and subscribed and sworn to before me on this 25th day of September 2025

NOTARY PUBLIC

My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY