Karen Johnson Davidson County
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA F. HULME, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **SUSAN M. POTTER MINTZER** whose mailing address is **401 Sand Creek Road, Albany, NY 12205**, and **TERRI WOMACK** whose mailing address is **9407 Hartwick Circle, Huntsville, AL 35803**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **JON CARLETON POTTER**.

2. **JON CARLETON POTTER** died **OCTOBER 23, 2024**, owning a parcel of real property located in Hermitage, Davidson County, Tennessee, as follows: **5864 NEW HOPE ROAD, HERMITAGE, TENNESSEE 37076, [MAP AND PARCEL: 098 05 0 052.00],** see Book 8409, Page 824 in the Register's Office for Davidson County, Tennessee.

3. **JON CARLETON POTTER** was unmarried at the time of his death as his wife, **ANNA MARIA POTTER** predeceased him on February 17, 2019.

4. **JON CARLETON POTTER** had no biological or adopted children during his lifetime.

5. **JON CARLETON POTTER** was predeceased by his parents, **BARBARA JOHNSON POTTER,** on October 7, 1985, and **CARLETON FREDERICK POTTER,** on August 26, 1986.

6. The decedent was survived by his two sisters: **JENNIFER POTTER DAVIS** whose address is **1100 Bessemer Road, NW, Huntsville, AL 35816,** and **JANE POTTER JONES** whose address is **5603 Tarleton Drive, SE, Huntsville, AL 35802**. As such, said sisters are the decedent's sole heirs at law. All persons above named are at least eighteen (18) years of age.

7. The decedent died without a valid Last Will and Testament. Probate of the estate of **JON CARLETON POTTER** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

8. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **JON CARLETON POTTER** to **JENNIFER POTTER DAVIS,** vested with 50% interest in said property and **JANE POTTER JONES,** vested with 50% interest in said property. The real property is owned by said individuals in fee simple referenced in Paragraph (2) above.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 9 day of NOVEMBER 2025.

Susan M. Potter Mintzer

SUSAN M. POTTER MINTZER

STATE OF ~~TENNESSEE~~ NEW YORK SMPM)
)
COUNTY OF SARATOGA)

Personally, appeared before me, **SUSAN M. POTTER MINTZER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 9th day of November, 2025.

Notary Public

My Commission Expires: 3/31/26.

DOROTHEA A CARR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6035314
Qualified in Saratoga County
My Commission Expires 3-31-26

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 6th day of November, 2024.

TERRI WOMACK

STATE OF ~~TENNESSEE~~ Alabama)
)
COUNTY OF Madison)

Personally, appeared before me, **TERRI WOMACK**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 6th day of November, 2025.

Notary Public

My Commission Expires: 4-1-2029.

SARAH ELIZABETH GERMANY NOTARY PUBLIC ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 11.6.2025 (date of document).

Ariel Joaquin
Affiant Signature

11.26.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of November, 2025

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 1.28.26

NOTARY'S SEAL

