Karen Johnson Davidson County
Batch# 1356014 AFFIDAVITH
12/10/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098179

THIS INSTRUMENT PREPARED BY:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

AFFIDAVIT OF HEIRSHIP

On this 5th day of ~~November~~ December 10 2025, before me personally appeared Sherry Ann Washington, of _____ being of at least 18 years of age, being first duly sworn, says that:

1. I was personally acquainted with Flora May Webster (the "Decedent") during her lifetime and that she died at or near Davidson County, Tennessee on June 6, 2025 being approximately 84 years of age at the time of death.
2. Affiant's relationship to Decedent is that of friend of family.
3. Affiant personally knew the Decedent for _____ years.
4. Decedent was single at the time of her death.
5. By reason of Affiant's relationship to Decedent and from Affiant's long and intimate acquaintance with Decedent and the family of Decedent, Affiants are fully competent to make statements as to death and family history in this matter and states that the following-named persons are the only survivors of decedent:
   a) Surviving Spouse at Decedent's time of death: None
   b) Surviving Children at Decedent's time of death: **Vanessa Webster, Sandra Webster, Winifred Webster, and Horace Browder, Jr.**
   Predeceased Children and their children, if applicable: **Kelly Johnson** (died without children)
6. This Affidavit is made in connection with the title to the following lands in Davidson County, Tennessee: *See attached Exhibit "A"*

Further, Affiant sayeth not.

Tennessee Code Annotated 30-2-712 (f)
"Whoever willfully and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E. felony"

Sherry Ann Washington
Affiant's Name

Sherry Ann Washington
Affiant's Signature

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 5th day of ~~November~~ December, 2025.

Tarleshia Johnson
Notary Signature
My commission expires: 3/9/2027

TARLESHIA JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/09/2027
COUNTY OF DAVIDSON

EXHIBIT "A"

A parcel of land in Davidson County, State of Tennessee, being Lot No. 512 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, (erroneously listed as Book 4174 in previous deed), Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Jesse Johnson and wife, Flora May by Warranty Deed from Harpeth-South, Inc., of record in Book 4500, Page 448, Register's Office for Davidson County, Tennessee, dated April 30, 1971 and recorded on May 10, 1971.

Final Judgment of Divorce, styled Flora Mae Johnson v. Jesse Lee Johnson, under Docket No. 90904 in the Circuit Court for Davidson County, Tennessee, and of record in Book 5396, Page 224 in the Register's Office for Davidson County, Tennessee, dated October 27, 1978 and recorded on February 16, 1979, awards property to Plaintiff, Flora Mae Johnson.

Being the same property conveyed to Sam E. Stansbury, Trustee, by Quitclaim Deed from Flora Mae Johnson, unmarried of record in Book 8413, page 128, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 05, 1991.

Being the same property conveyed to Flora Mae Webster, unmarried by Quitclaim Deed from Sam E. Stansbury, Trustee, of record in Book 8413, Page 128, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 05, 1991.

Being the same property conveyed to Kelly Johnson and George Webster, as Co-Trustees under the Revocable Trust Agreement of Flora May Webster, by Quitclaim Deed from Flora May Webster, unmarried, of record in Instrument No. 20011002-0106355 Register's Office for Davidson County, Tennessee, dated October 02, 2001 and recorded on October 02, 2001.

Being the same property conveyed to Flora May Webster, unmarried, by Quitclaim Deed from Flora May Webster, as trustee under the Revocable Trust Agreement of Flora May Webster, dated October 02, 2001, of record in Instrument No. 20130906-0094257 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 06, 2023.

Said Flora May Webster, also known as Flora May Webster-Johnson, having since died on or about June 6, 2025.

Being improved property known as 632 Baldwin Court, Nashville, TN 37207.

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-5-25.

Affiant Signature

12-5-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON