Prepared by and Return to: **Michael Lynch**
107 Pinehurst Drive
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1361281 AFFIDAVITH
12/23/2025 01:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251223-0102198

AFFIDAVIT AS TO HEIRS
of
[John M. Lynch Jr.]

(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee

COUNTY OF Davidson

On this _7 day of December, 2025_, before me personally appeared Michael E. Lynch, John M. Lynch III, Janice M. McCaddin and Thomas P. Lynch , to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 107 Pinehurst Drive, Franklin, TN 37069, 6536 Brownlee Dr., Nashville, TN 37205, 4649 Woodview Circle, Old Hickory, TN 37138 & 7411 Huntwick Trail, Nashville, TN 37221, respectively and is familiar with the family history of John M. Lynch Jr, deceased.

That Affiants knew John M. Lynch Jr., ("Decedent") for entire life of the Decedent and is familiar with Decedent's family history; [*all heirs of John M. Lynch Jr.*.]

And that said Decedent died on the 21st day of April 2020, and that the place of residence and homestead, at the time of death, was as follows: 107 Pinehurst Drive, Franklin, TN 37069. The property that this Affidavit pertains to is the property owned by Margueritte D. Lynch at her death, **4432 Brush Hill Road, Nashville, TN 37216 (see attached Exhibit A)**, as per her Last Will and Testament and the Muniment of Title, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P848.

And Affiant further states that said deceased left surviving the following persons, as children/heirs or persons otherwise Interested in the estate,
John M. Lynch III, 6536 Brownlee Dr., Nashville, TN 37205, Adult Child
Janice M. McCaddin, 4649 Woodview Circle, Old Hickory, TN 37138, Adult Child
Michael E. Lynch, 107 Pinehurst Dr., Franklin, TN , Adult Child
Thomas P. Lynch, 7411 Huntwick Trail, Nashville, TN 37221, Adult Child

1. a. Children: John M. Lynch III, Michael E. Lynch, Thomas P. Lynch
   b. Children of deceased children: None
   c. Adopted child: Janice M. McCaddin
   d. Children of deceased adopted children: None

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

And that all of the above parties are over the age of eighteen years, except the following: Names of minors: None

Further Affiant Saith Not.

Affiant's Signature-John M Lynch III

Affiant's Signature-Janice M. McCaddin

Affiant's Signature-Michael E. Lynch

Affiant's Signature-Thomas P. Lynch

STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of December, 20 25, before me personally appeared Michael E. Lynch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

My Commission Expires: 9.5.28 Mary Jo Hartz
Notary Public

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed before me this 7th day of December 2025.

My Commission Expires: 9.5.28 Mary Jo Hartz
Notary Public

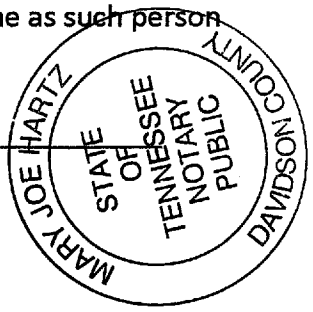
MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

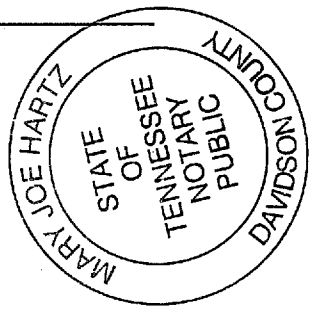
On this 7th day of December, 2025, before me personally appeared John M. Lynch III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

My Commission Expires: 9.5.28 Mary Joe Hartz
Notary Public



Sworn and subscribed before me this 7th day of December 2025.

My Commission Expires: 9.5.28 Mary Joe Hartz
Notary Public

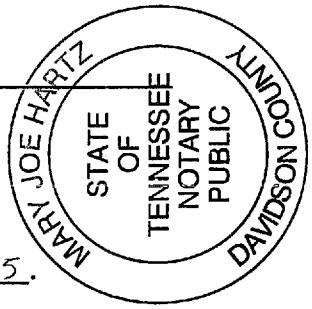


STATE OF Tennessee

COUNTY OF Davidson

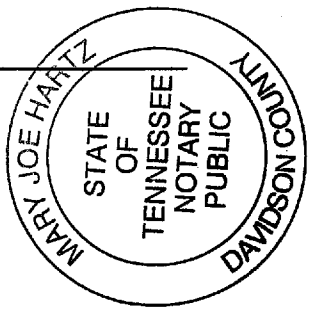
On this 7th day of December, 2025, before me personally appeared Janice M. McCaddin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

My Commission Expires: 9-5-28 Mary Joe Hartz
Notary Public



Sworn and subscribed before me this 7th day of December 2025.

My Commission Expires: 9-5-28 Mary Joe Hartz
Notary Public



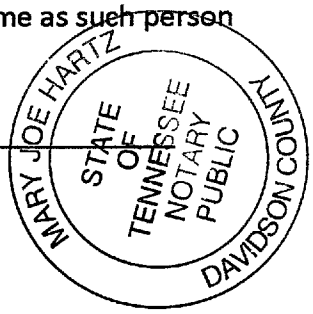
STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of December, 2025, before me personally appeared Thomas P. Lynch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

My Commission Expires: 9.5.28

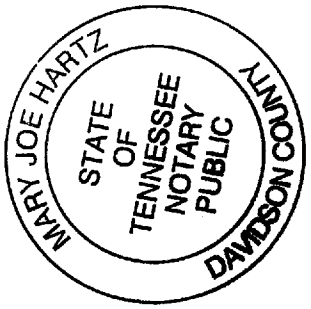
Mary Joe Hartz
Notary Public



Sworn and subscribed before me this 7th day of December 2025.

My Commission Expires: 9.5.28

Mary Joe Hartz
Notary Public



TCA 30-2-712 (f)

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 felony.

EXHIBIT A

Lying and being in Davidson County, Tennessee, and being Lot No. 8, in Block No. 4, on the Plan of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Lynch and Margueritte D. Lynch from John L. Neal and Frances H. Neal by Warranty Deed dated August 18, 1949, and recorded August 22, 1949 in Book 1733, page 551, said Register's Office.

The said John M. Lynch, aka John Murray Lynch, Sr., having died March 22, 1973, leaving Margueritte D. Lynch, aka Margueritte Deaderick Lynch, as the sole owner by being the surviving spouse. Margueritte D. Lynch having died testate November 16, 1998, devising the subject property to Carol Marie Moss, with a provision that, upon the death of Carol Marie Moss, the property should be sold and the proceeds divided between the children of Carol Marie Moss, John Murray Lynch, Jr., and James N. Lynch. Further, if either John Murray Lynch, Jr., and James N. Lynch predecease Carol Marie Moss, their interest would pass to their children. John Murray Lynch, Jr., having died April 21, 2020, James Nicholas Lynch having died November 30, 2009, and Carol Marie (Lynch) Moss having died November 13, 2023. The ten heirs of the three children are: Kelly L. Stewart, John M. Lynch, III, Nick Lynch, Michael E. Lynch, Lori M. Kolb, Thomas P. Lynch, Kathryn Lynn Lynch, Janice M. McCaddin, Lesa A. Waller, and Melody M. Wilson, as all evidenced by Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 25P848.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/19/2025 (date of document).

Jennifer L Pennell

12/19/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/19, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

