This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: 6-7626-TM

Karen Johnson Davidson County
Batch# 1361889 AFFIDAVITH
12/29/2025 11:00:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251229-0102672

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

We, the undersigned heirs at law of **SANDRA KAY BROCK AUD**, 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 **SANDRA KAY BROCK AUD**, (the "Decedent") died on December 9, 2024, a resident of Davidson County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 157 Westfield Drive, Nashville, TN 37221 (the "Property").

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiants is familiar with the family history of the Decedent because affiants are the heirs at law of Decedent.

5. The Decedent left a Last Will and Testament, but the will does not meet the statutory requirements of Tennessee for it to be probated.

6. Decedent's INTESTATE estate is being probated in the Circuit Court of Davidson County, Tennessee, Docket No: 25P21.

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

Name:	Relationship:
CHRISTOPHER STEPHEN AUD	Adult Son
TERENCE MITCHELL AUD	Adult Son
STEPHANIE KEEVER WEITER	Adult Daughter

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 its title underwriter for liability with either or both of them may incur as a result of issuing policies of title insurance on property located at **157 Westfield Drive, Nashville, TN 37221**, in reliance on this affidavit. Legal description on Exhibit A attached here.

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 felony."

[signature pages to follow]

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Christopher Stephen Aud, 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.

CHRISTOPHER STEPHEN AUD

Sworn to and subscribed before me this 19th day of December 2025.

(stamp)

Notary Public

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public, CHRISTOPHER STEPHEN AUD, 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 19th day of December 2025.

(stamp)

Notary Public
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 12/19/2025 (Date) before me, Debralynn Murphy-Smardan, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Christopher Stephen Ard (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DEBRA LYNN MURPHY-SMARDAN
Notary Public - California
Los Angeles County
Commission # 2439787
My Comm. Expires Mar 25, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit of Heirship
Document Date: 12/19/2025 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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STATE OF FLORIDA
COUNTY OF DUVAL

I, Terence Mitchell Aud, 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.

TERENCE MITCHELL AUD

Sworn to and subscribed before me this 19th day of December 2025.

(stamp) MARAY GALLEGO JUSTEL
Commission # HH 606095
Expires October 29, 2028

Notary Public

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public, TERENCE MITCHELL AUD, 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 19th day of December 2025.

(stamp) MARAY GALLEGO JUSTEL
Commission # HH 606095
Expires October 29, 2028

Notary Public
My Commission Expires: 10/29/2028

STATE KANSAS
COUNTY OF SHAWNEE

I, Stephanie Keever Weiter, 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.

STEPHANIE KEEVER WEITER

Sworn to and subscribed before me this 19th day of December 2025.

(stamp) TIFFANY DIANE SMART
Notary Public, State of Kansas
My Appointment Expires
07-12-2027

Notary Public

STATE OF KANSAS
COUNTY OF SHAWNEE

Personally appeared before me, the undersigned, a Notary Public, STEPHANIE KEEVER WEITER 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 19th day of December 2025.

(stamp) TIFFANY DIANE SMART
Notary Public, State of Kansas
My Appointment Expires
07-12-2027

Notary Public
My Commission Expires: 7-12-2027

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Apartment No. 157 of THE WESTFIELD CONDOMINIUMS created under Title 66, Section 27-101, at seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of THE WESTFIELD CONDOMINIUMS set forth as Exhibit "D" of said amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Sandra Aud, unmarried, by Warranty Deed from Michael Glenn Rutter and Karen Suzanne Rutter, Co-Trustees of The Rutter Family Trust, u/a/d 2/5/2008, of record in Instrument No. 20240201-0007109, in the Register's Office of Davidson County, Tennessee, dated January 18, 2024, and recorded on February 01, 2024. The said Sandra Aud died on December 09, 2024, intestate. See Probate Case No. 25P21, Davidson County, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

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 **December 19, 2025**

Affiant Signature — Date: **12/22/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 22, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY