This instrument is prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1362158 AFFIDAVITH
12/29/2025 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0103046

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

Comes the affiant, Rhonda Nelson being first duly sworn according to law, and being of lawful age and is a resident of citizen of Williamson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of their own free will and based upon their personal knowledge and familiarity:

1. Elbert Ray Clancy (the "decedent") died on December 25, 2023.

2. The Decedent was preceded in death by his wife, Emma Warden Ledbetter Clancy who died on December 24, 2023.

3. The Decedent was survived by the following persons:

    - Surviving Spouse: None
    - Surviving Children:
        - Donna Trainer

4. Adopted Children of Decedent:
    - None

5. Deceased Children of Decedent:
    - None

6. That all persons above named are at least 18 years of age. To the best knowledge and belief of the undersigned, Decedent did leave a Will.
    - The sole beneficiary of the Will is also the sole heir at law, Donna Trainer.

7. At the time of his death, the Decedent owned real property located at 250 Haywood Lane, Nashville, TN 37211, and being more particularly described in deed of record in Book 3222, page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

8. This affidavit will confirm the vesting of title to the said real property located at 250 Haywood Lane, Nashville, TN 37211, Davidson County, Tennessee, after the death of Elbert Ray Clancy in the above mentioned heir at law.

Further, affiant saith not.

Rhonda Nelson 12-1-2025
DATE

1 of 2 (A)

Subscribed and sworn to before me this 1 day of December, 2025.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Rhonda Nelson, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 3/21/26

Notary Public

LARRY B. PILLOW JR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/21/2026
WILLIAMSON COUNTY

2 of 2

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/1/25. (date of document).

Affiant Signature

12/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

