Karen Johnson Davidson County
Batch# 1362231 AFFIDAVITH
12/29/2025 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0103142

This instrument prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
File No. CT-25-4671

CORRECTED AFFIDAVIT AS TO HEIRS
of
CHARLES L. TOWNSEND, SR.
(Reference is made to the Affidavit of Heirship of record in Instrument No. 20251009-0080933, DCROD.)
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF SUMNER

On the 19th day of December, 2025, before me personally appeared **Judy Marsh**, "the Affiant", to me personally known, who being by me duly sworn, deposes and says:

Affiant understands that whoever willfully, corruptly 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 (T.C.A. Section 30-2-712(f).

That Affiant is over eighteen (18) years of age and was personally acquainted with **Charles L. Townsend, Sr. aka Charles Townsend, Sr.**, "the Decedent" and has sufficient knowledge of the family history to attest to the statements contained herein;

That the Affiant knew the Decedent for over 40 years and is familiar with Decedent's family history as they have been a **family friend** during this period.

And that said Decedent died on or about **March 23, 2025, a widower**, having been predeceased by their spouse, **Hattie Townsend**, who died on or about **March 20, 2025**.

That this affidavit is being provided to clarify title to all real property owned by Decedent at the time of their death;

Affiant further states that the Decedent left surviving the following persons and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Charles L. Townsend, Jr.	**Son**
Demetria Teasley	**Daughter**
Rayfield Townsend	**Son**
Cheryl Coplen	**Daughter**
Marcus Townsend, Jr.	**Grandson by Marcus Lamont Townsend, deceased**

Affiant expressly states **that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.**

Affiant further states that this corrected affidavit is being signed to amend the previous affidavit they signed, that is of record in Instrument No. 20251009-0080933, DCROD, to further set out that the the Decedent was predeceased by one additional son, **Marcus Lamont Townsend**. The said, **Marcus Lamont Townsend,** died on or about **December 20, 2022**, leaving one issue, **Marcus Townsend, Jr.** And the Decedent was also survived by one additional daughter, Cheryl Coplen, which the previous affidavit did not name.

And said decedent did not leave a Last Will and Testament.

Affiant further acknowledges that this affidavit is made for the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

Further Affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 on this the 19th day of December, 2025.

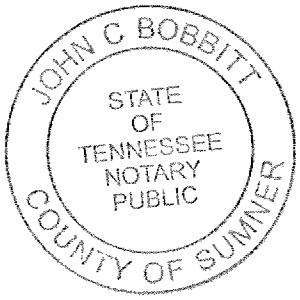
[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

Judy Marsh

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Notary Public
My Commission Expires: 12-1-27 (Notary Seal)



Judy Marsh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Judy Marsh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19th day of December, 2025.

Notary Public
My Commission Expires: 12-1-27 (Notary Seal)

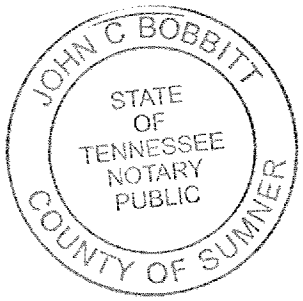


EXHIBIT A

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 165 on the Plan of Gra-Mar Acres, Section VI, as of record in Plat Book 2331, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles L. Townsend, Sr. and Hattie Townsend, by Warranty Deed from Thomas F. Pearson, dated 05/10/2006 and recorded on 05/19/2006, of record in Instrument Number 20060519-0058970, in the Register's Office for Davidson County, Tennessee. The said Hattie Townsend died on or about March 20, 2025, leaving Charles L. Townsend, Sr. as the surviving tenant by the entireties. The said Charles L. Townsend, Sr. died on or about March 23, 2025.

Map and Parcel: 061-02-0-113

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

12/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/24/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27