This Instrument Prepared By and Return To:

Limestone Title & Escrow, LLC

580 Franklin Road, Ste. 203

Franklin, TN 37069

RE: Jarrett Chet Landrum

Karen Johnson Davidson County
Batch# 1371626 AFFIDAVITH
01/22/2026 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260122-0005169

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of Tennessee

County of

Marti Ann Ferguson and Donovan Meador, herein known as the Affiant, being first duly sworn, deposes and says as follows:

1. That we are residents of WILSON County, TENNESSEE and Davidson County, Tennessee, respectively.

2. That we are STEP DAUGHTER and Step Son of Jarrett Chet Landrum, respectively, hereinafter known as the deceased, and familiar with the deceased and their family. Jarrett Chet Landrum died intestate on April 3, 2025, a resident of Davidson County, Tennessee.

3. That we knew the deceased and have been familiar with this family for more than 40 years and 40 years, respectively.

4. That at the time of his death, Jarrett Chet Landrum was unmarried.

5. That Jarrett Chet Landrum only had three adult children and that the following persons are all of the children of the deceased, natural born or adopted, living or deceased, which, including his spouse, constitute the heirs at law:
Adult Daughter, Jennifer Lemmons, Living
Adult Son, Jay Landrum, Living
Adult Daughter, Jamie Messina, Living

6. That I have no interest in the estate of the deceased.

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

Land in Davidson County, Tennessee, being Lot No. 24 and the easterly one-half of Lot No. 23, Block 3, on the Plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, Page 97, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.Being the same property conveyed to Jarrett C. Landrum and Deloris M. Landrum from Jessie E. Neahous, a widower, by Quitclaim Deed dated March 14, 1996, and recorded March 14, 1996, in Book 9979, Page 563, said Register's Office. Being the same property title to which vested in Jarrett C. Landrum upon the death of his wife, Deloris M. Landrum, by reason of their tenancy by the entirety. Deloris M. Landrum died April 13, 2005. Jarrett C. Landrum married Charlotte R. (Charlie) Springman Landrum after the death of his first wife. Charlotte Rae Landrum died January 21, 2022. Jarrett C. Landrum died April 3, 2025, a widower and intestate. Probate was opened in the Probate Court for Davidson County, Tennessee, at Nashville, as Docket No. 25P934 where Jamie Messina was appointed the Administrator of the Estate of Jarrett C. Landrum. Being the same property conveyed to Jessie E. Neahous, a widower, from Jesse Daniel Harmon, a widower, by Quitclaim Deed dated June 8, 1988, and recorded June 10, 1988, in Book 7569, Page 463, said Register's Office.

Being the same property conveyed to Jesse Daniel Harmon from Chestalee Pennington and Mary A. Pennington by Warranty Deed dated September 25, 1948, and recorded September 29, 1948, in book 1640, Page 205, said Register's Office.

The above referenced property is also known as: 109 26th Street, Old Hickory, Tennessee 37138.

Further affiant saith not.

Marti Ann Ferguson, Affiant

KINA RENEE LONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO before me this 15th day of January, 2026.

Notary Public

My Commission Expires: 01.20.28

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Marti Ann Ferguson**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 15th day of January, 2026.

KINA RENEE LONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 01.20.28

Donovan Meador, Affiant

SUBSCRIBED AND SWORN TO before me this 15th day of January, 2026.

Notary Public

My Commission Expires: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Donovan Meador**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of January, 2026.

Notary Public

My Commission Expires: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

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 Jan 15, 26 (date of document).

Jennifer L Pennell

Jan 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 20, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

