THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 1372833 AFFIDAVITH
01/23/2026 08:57:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20260123-0005686

AFFIDAVIT OF HEIRSHIP

The undersigned, Affiant, **Linda Evans,** having known the Decedent during her lifetime as a family relative not of lineal decent, and Affiants, **Sharon Anita Pike, Andrea Nora Dillinger, Ricky Alan McBroom, II, and Cory Owen McBroom**, all being first duly sworn and according to law, all being of lawful age and pursuant to Section 30-2-712 of the Tennessee Code Annotated, all hereby depose and swear to the following on their own free will and based upon personal knowledge and familiarity:

1. **Barbara Diane McBroom,** one and the same as Barbara McBroom, died intestate on 12/07/2025 and was a resident of Davidson County, Tennessee (the "Decedent").

2. The Decedent was a single person at time of death and had no children born to her and adopted no others.

3. The Decedent was predeceased by her natural parents, Owen McBroom and Margie Pack McBroom, and is pre-deceased by her brother Ricky Alan McBroom (DOD: 08/05/2021) and survived by her sister, Sharon Anita Pike and had no other siblings born of her parents or adopted by them. The said Ricky Alan McBroom had three (3) natural children born to him during his lifetime to-wit: Andrea Nora Dillinger, Ricky Alan McBroom, II, and Cory Owen McBroom, and adopted no others, all living.

4. This Affidavit is being provided to clarify title to all real property Barbara Diane McBroom may have had interest in at the time of her death, including but not exclusive to the property commonly known as: 205 Cude Lane, Madison, Davidson County, Tennessee, 37115; and being more particularly described in Instrument No. 20160928-0102047, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that her execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further, Affiants saith not.

[Signature page to follow and the remainder of this page is intentionally left blank.]

Linda Evans

Linda Evans, *Affiant*

SUBSCRIBED AND SWORN TO before me this 21 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 11/26/2028

STATE OF TENNESSEE
NOTARY PUBLIC
RUSSELL E. FREEMAN
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Linda Evans**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21 day of January, 2026.

NOTARY PUBLIC

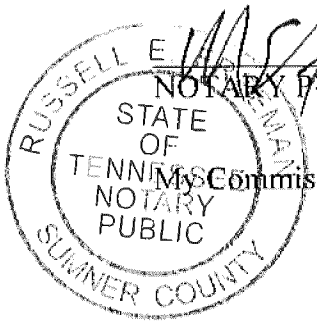
My Commission Expires: 11/26/2028

STATE OF TENNESSEE
NOTARY PUBLIC
RUSSELL E. FREEMAN
SUMNER COUNTY

Sharon Anita Pike

Sharon Anita Pike, *Affiant*

SUBSCRIBED AND SWORN TO before me this 22 day of January, 2026.



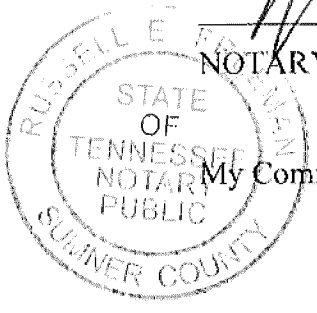
NOTARY PUBLIC

My Commission Expires: 11/26/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Sharon Anita Pike**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22 day of January, 2026.



NOTARY PUBLIC

My Commission Expires: 11/26/2028

Andrea Nora Dillinger, *Affiant*

SUBSCRIBED AND SWORN TO before me this 22 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 11/26/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Andrea Nora Dillinger**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22 day of January, 2026.

NOTARY PUBLIC

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 11/26/2028

Ricky Alan McBroom, II, *Affiant*

SUBSCRIBED AND SWORN TO before me this 22 day of January, 2026.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/26/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Ricky Alan McBroom, II**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22 day of January, 2026.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/26/2028

Cory Owen McBroom, ***Affiant***

SUBSCRIBED AND SWORN TO before me this 22 day of January, 2026.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/26/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Cory Owen McBroom,** the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22 day of January, 2026.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/26/2028

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

January 15, 2026

Russell E. Freeman
885 Conference Dr., #500
Goodlettsville, TN 37072

RE: McBroom, Barbara Dianne Date of Death: 12/7/2025 SSN: xxx-xx-0212
Our File Number: 177556

Russell E. Freeman:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

Under 2024

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 **1/22/2026** [DATE].

AFFIANT SIGNATURE

1/22/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **26th** day of **January**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

