Karen Johnson Davidson County
Batch# 1377429 AFFIDAVITH
02/09/2026 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009414

This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

I, William R. Smotherman, of Wilson County, Tennessee, 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 Lee Renee Burnette (the "Decedent") died on February 14, 2025, a resident of Davidson County, Tennessee.

2. Decedent had, at the time of her death, an ownership interest in real property more commonly known as 904 Radford Drive, Nashville, TN 37217 (the "Property").

3. Affiant is a resident of Wilson County, in the State of Tennessee.

4. Affiant is familiar with the family history of Decedent.

5. Decedent died intestate and without a Last Will and Testament.

6. Affiant further states that the Decedent was unmarried at the time of her death, had no children born to her, no adopted children, no surviving parents or siblings, and was survived by the following niece and nephews:

Name:	**Relationship:**
James Burnette	Nephew
Christopher Burnette	Nephew
David Burnette	Nephew
Kristopher Smotherman	Nephew
Rena Carlene Castleman	Niece

7. Affiant is aware of these facts because he has intimate knowledge of the facts and has known Decedent and/or Decedent's family for 60 years.

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 agree to indemnify and hold harmless Momentum Title, LLC, and their title insurance underwriter(s) for liability which any of them may incur as a result of issuing policies of title insurance on property located at 904 Radford Drive, Nashville, TN 37217 in reliance on this affidavit.

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 crime."

STATE OF TENNESSEE
COUNTY OF Wilson

I, William R. Smotherman, 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.

William R. Smotherman, Affiant

Sworn to and subscribed before me this 23 day of Jan, 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, William R. Smotherman, 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 23 day of Jan, 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/23/26 (date of document).

Jennifer Russell
Affiant Signature

2/3/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3Rd day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

