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

Karen Johnson Davidson County
Batch# 1388179 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

The undersigned Affiant, **BRENDA RANSOM**, a resident of 1968 Loney Drive, Nashville, Tennessee, 37210, being first duly sworn and according to law, being of lawful age and having known the Decedent, **WANDA LEE LYNCH**, during her lifetime as being a friend and long time neighbor, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby deposes and swears to the following on her own free will and based upon personal knowledge and familiarity:

1. The said **WANDA LEE LYNCH** (the "Decedent") died intestate on July 31, 2025.

2. The said **WANDA LEE LYNCH**, at the time of her death, was unmarried.

3. The Decedent had two natural children born to her during her lifetime: namely, **TOMMY RAY ROBERTSON** and **JUDY DIANE ALDRIDGE.** She had no other children born to or adopted by her during her lifetime.

4. The Decedent's child, **TOMMY RAY ROBERTSON**, predeceased the Decedent without issue.

5. The Decedent's child, **JUDY DIANE ALDRIDGE,** predeceased the Decedent leaving two issue, **RICHARD LEE DICE** and **DAVID WAYNE DICE.**

6. **RICHARD LEE DICE** predeceased the Decedent leaving one issue, **MICHAEL LEE DICE.**

7. **DAVID WAYNE DICE** and **MICHAEL LEE DICE** are the only surviving heirs-at-law of the Decedent.

8. This Affidavit is being provided to clarify title to all real property **WANDA LEE LYNCH** may have had interest in at the time of her death, including but not exclusive to the property commonly known as 1970 Loney Drive, Nashville, Tennessee 37210, Parcel ID 10614006400, said Register's Office for Davidson County, Tennessee.

9. **WANDA LEE LYNCH**, formerly known as **WANDA L. ROBERTSON**, is one and the same person.

10. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their 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.

11. 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, Affiant saith not.

AMBER WINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

Brenda Ransom

BRENDA RANSOM, *Affiant*

SUBSCRIBED AND SWORN TO before me this 19 day of Feb 2026.

Amber Wint

Notary Public

My Commission Expires: May 9, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Goodlettsville, Tennessee this the 19 day of Feb 2026.

Amber Wint

NOTARY PUBLIC

My Commission Expires: May 9, 2026

AMBER WINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

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 2/19/26 (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

