Karen Johnson
Batch # 1390620
03/10/2026 09:21:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260310-0018846

PREPARED BY:
Michael W. Ferrell
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned, Kenneth Rowlett, "the Affiant", after being duly sworn makes oath as follows:

1. That the Affiant is over the age of 18 years.

2. That the Affiant resides at1760 N. Greenhill Road, Mt. Juliet, Tennessee.

3. That the Affiant is the nephew of William E. Sanders, Jr. and Clara J. Sanders, having known them all his life, and makes this affidavit upon his personal knowledge of the facts herein contained.

4. That William E. Sanders, Jr. died on March 5, 2002, a resident of 2105 Crestline Drive, Nashville, Davidson County, Tennessee 37214 at the time of his death.

5. That Clara J. Sanders died, intestate, on December 27, 2025, a resident of 2105 Crestline Drive, Nashville, Davidson County, Tennessee 37214 at the time of her death.

6. That at the time of her death, Clara J. Sanders, "the Decedent" was the owner of a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 41 on the Map of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for said county.
>
> Said Lot No. 41 fronts 174.73 feet on the south side of Crestline Drive and runs back between lines, 220.3 feet on the west line and 274.9 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 91.3 feet.

Being the same property conveyed to William E. Sanders, Jr. and wife, Clara J. Sanders, by deed of record in Book 4375, Page 161, Register's Office for Davidson County, Tennessee.

Being improved property known as 2105 Crestline Drive, Nashville, TN 37214.

Map & Parcel: 084 14 0 171.00

7. That Decedent was unmarried at the time of her death. There were two (2) children born to or adopted by the Decedent, they being William Sanders, III, and Kevin Sanders, both now living.

8. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that his 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.

9. 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 the Affiant saith not.

Kenneth Rowlett

KENNETH ROWLETT,
Affiant

Sworn to and subscribed before me on this the 3rd day of March, 2026.



Cassie A Karsten

NOTARY PUBLIC

KENNETH ROWLETT
Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Kenneth Rowlett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 3rd day of March, 2026.

NOTARY PUBLIC

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-22-2027