Prepared by:
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755
Oklahoma City, OK 73112

Karen Johnson Davidson County
Batch# 1391411 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20260311-0019287

Owner and Send Tax Statements to:
Samuel Edward Thomas, Jr.

1403 9th Avenue North

Nashville, TN 37208

Map & Parcel No. 051-10-0B-035-00

AFFIDAVIT OF HEIRSHIP
Tennessee Code Annotated *§ 30-2-712*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My name is Angelic Thompson Pentecost am a longtime family friend of Samuel Edward Thomas, Sr., deceased (Decedent), and for over 30 years, I have personal knowledge of the Decedent and his heirs and personal knowledge of the family members of the Decedent.

2. Further, I have personal knowledge of the matters stated in this Affidavit.

3. I am an adult who resides at 319 Jerry Butler Dr LaVergne TN 37086

4. On May 7, 2021, Samuel Edward Thomas, Sr died in Davidson County, Tennessee.

5. The Decedent died intestate.

6. The real property to which this Affidavit refers to, is located at 119 Ellington Place, Nashville, Tennessee 37115, more fully described as:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 119 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel E. Thomas, Sr., unmarried, by virtue of Warranty Deed from Michael Carey and wife, Trudy Carey, recorded December 07, 2009, in Instrument No. 20091207-0111561, in the Register's office for Davidson, County, Tennessee.

7. At the time of the Decedent's death, the Decedent was unmarried and resided at 119 Ellington Place, Nashville, Tennessee 37115.

8. The estate of the Decedent was administered in the Seventh Circuit District Court for Davidson County, Tennessee Probate Division Case No. 21P1293.

9. Lauretta Thomas was appointed as the Administratrix of the Estate of Samuel Edward Thomas, Sr. The probate case was closed on March 25, 2022.

10. The following persons are all the children of Decedent, natural or adopted, living or deceased and heirs at law pursuant to Tennessee Code Section 31-4-104:

Samuel Edward Thomas, Jr. who resides at
1403 9th Avenue North
Nashville, TN 37208

11. As a result of Decedent's death, the aforementioned real estate passed, upon his death to the following heirs at law and in the following percentage interests:

Samuel Edward Thomas, Jr. – 100%

12. The Decedent passed leaving no unpaid debts attributable to his estate.

13. To the best of Affiant's knowledge and belief, there are no monies due to the State of Tennessee for estate / inheritance taxes or TennCare.

FURTHER THE AFFIANT SAITH NOT.

Angelic Thompson Pendergrass

Angelic Thompson Pendergrass

State of Tennessee)
County of Davidson)

Before me, D Hardwick, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, Angelic Thompson Pendergrass, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 2026.

My Commission expires: 03/09/2027

D Hardwick

Notary Public

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Tennessee Certification of Electronic Document

I, Jenesia McDougal, 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 2/13/2026 (date of document).

Jenesia McDougal
Affiant Signature

2/13/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 13 day of February, 2026.

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

Brittani N. Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL