This instrument was prepared by:

Margaret J. Hardin
1657 Hunters Lane
Nashville, Tennessee 37207
615-417-4674

Karen Johnson Davidson County
Batch # 1392668 AFFIDAVITH
03/13/2026 01:58:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260313-0020217

GRANTEE: THEODORE McCLAIN

SEND TAX NOTICES TO: 104 Eaton Ct. Nashville, Tennessee 37218

MAP PARCEL NUMBER: 059040A08800CO

AFFIDAVIT OF HEIRSHIP
(TCA 30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Margaret J. Hardin. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1657 Hunters Lane, Nashville, Tennessee 37207.

3. I have personal knowledge of the matters stated in this affidavit.

4. On November 3rd, 2025, Margaret R. McClain died at 104 Eaton Court in Nashville Tennessee 37218. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 2807 Creekbend Drive, Nashville, Tennessee 37207 in Davidson County, Tennessee, more fully described as: Land in Davidson County, Tennessee being Lot 188 on the plan of Brookview Subdivision, Phase three, of record and Instrument No. 20050928-0116190, Register's Office of Davidson County, Tennessee , to which Plan reference is hereby made for a complete and accurate description thereof. Being a part of the same property conveyed to Centex Homes, a Nevada general partnership by deed from Ronald B. Webb, Sr., and wife Anna Marie Webb of record in Instrument No. 20041018-012. For prior title, see Book 20060501, Page 0049927, in the Registrar's Office of Davidson County, Tennessee.

6. At the time of the Decedent's death, Decedent resided at 104 Eaton Court in Nashville, Tennessee 37218.

7. The estate of the Decedent was not administered in a proceeding supervised by a court.

8. Facts concerning my relationship to the Decedent are: I am the Decedents sister-in-law and have known her closely over 50 years since she and I were small children. She was married to my brother, Theodore McClain.

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of Decedent's death are: My brother, Theodore McClain, is the sole heir and entitled to all of Decedent's property. Decedent was married to my brother and they had only one child, Terra L. McClain, who died on March 19, 2024. Their daughter had no children. Decedent had no other children born or adopted. Decedent left no will and all of her debts have been paid.

Margaret J Hardin
Affiant

Sworn to and subscribed before me this 27th day of February, 2026.

My Commission expires: 11/8/2028

Naglaa Labeb
Notary Public

NAGLAA LABEB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY