#17970

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson
Batch # 1398653
03/27/2026 02:13:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
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2 pgs
20260327-0024628

This Instrument Prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129

AFFIDAVIT OF HEIRSHIP

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF DEKALB

I, Stewart Owen Scarborough, of Dekalb County, Georgia, 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 Robert A. Scarborough (the "Decedent") died on January 26, 2017.

2. The Decedent was married to Maureen Scarborough at the time of his death.

3. The estate of the Decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the Decedent have been paid, or will be paid.

4. There were 3 children born (or legally adopted) to Robert A. Scarborough.

5. The decedent died intestate and leaving as his sole heirs at law the following:

    1. Maureen Scraborough (wife)
    2. Stewart Owen Scarborough (son)
    3. Glenn Alan Scarborough (son)
    4. Bruce Warren Scarborough (son)

This affidavit is given as an inducement for First American Title Insurance, to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to First American Title Insurance, and Advantage Title & Escrow, Inc., and Momentum Title, LLC for any loss caused by a misstatement of fact.

The 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 Property known as 370 Wallace Road C-9, Nashville, TN 37211.

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."

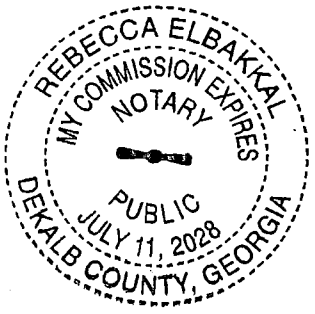
I, Stewart Owen Scarborough, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Stewart Owen Scarborough

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

Personally, appeared before me, the undersigned, a Notary Public, Stewart Owen Scarborough, 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 24th day of March, 2026.



Rebecca ElBakkal
Notary Public
My Commission Expires: 07-11-2028