This Instrument Was Prepared By:
Campbell Law Solutions
Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Karen Johnson
Batch # 1404512
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Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260410-0029416

AFFIDAVIT OF HEIRSHIP

The Affiant, Tammie Reddy Broadbent, after first being duly sworn, hereby states as follows, based upon her personal knowledge and familiarity:

1. The Affiant, Tammie Reddy Broadbent, is an adult citizen and resident of Sumner County, Tennessee, being 66 years of age and having been born on August 20, 1959. The Affiant was a long-time friend and neighbor to Novia Litton Melton (the "Decedent"). The Decedent was also the same person as Novia L. Melton.

2. The Decedent died intestate on September 24, 2004, in Goodlettsville, Sumner County, Tennessee.

3. The Decedent was a resident of Sumner County and was born on November 16, 1919. The Decedent died without a surviving spouse.

4. Brenda Melton Vaughan is the only child of the Decedent. Brenda Melton Vaughan is the Decedent's sole heir at law.

5. At the time of her death, the Decedent owned, under the name Novia L. Melton, a one-hundred percent interest in real property (the "Property") located at 107 Gordon Terrace, Nashville, Davidson County, Tennessee, 37207, and more particularly described in Exhibit A attached hereto and made a part hereof.

6. This Affidavit of Heirship is being freely given pursuant to Tennessee Code Annotated Section 30-2-712 to confirm the vesting in Brenda Melton Vaughan of title to the Decedent's interest in the Property after the death of the Decedent.

Further Affiant saith not.

Tammie Reddy Broadbent

Tammie Reddy Broadbent

Subscribed and sworn to before me, this the 10 day of April, 2026.

Notary Public For The State of Tennessee

My Commission Expires: 11-8-28

JASMINE GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Tammie Reddy Broadbent, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 10 day of April, 2026.

Notary Public For The State of Tennessee

My Commission Expires: 11-8-28

JASMINE GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Exhibit A

Property Description

Land in Davidson County, Tennessee, described as follows to wit:

Being the easterly 25 feet of Lot No. 15 and the westerly 45 feet of Lot No. 17 on the Map of John L. Gordon's Subdivision, of record in Book 843, Page 61, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 70 feet on the northerly side of Gordon Terrace and run back between lines, the distance not shown on said plan, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Novia L. Melton, by deed from Victor T. Glass and wife, Edith Nesser Glass, of record in Book 2086, Page 266, in the Register's Office for Davidson County, Tennessee. Novia L. Melton died intestate, and the property was inherited by Brenda Melton Vaughan, as evidenced by an affidavit of heirship recorded as Instrument No. 20210326-0040269, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 107 Gordon Terrace, Nashville, Tennessee 37207 [Map/Parcel 07103006800].