PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 1405893 AFFIDAVITH
04/15/2026 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030893

New Owner Address:	Send Tax Bills To:	Parcel Number:
Melissa Elaine Phillips, Teresa Lynn Rey, and James Leonard Pierce 2591 Westerham Way Thompsons Station, TN 37179	New Owner	119 03 0 046.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Comes the affiant, Robin Gail Clemons, being first duly sworn according to law and being of lawful age, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 120 Stirton Road Nashville, TN 37210 ("Property") which is more particularly described in Exhibit A.

2. I have been personally acquainted with Joyce Elaine Gunn ("Decedent"), Melissa Elaine Phillips, Teresa Lynn Rey and James Leonard Pierce, and I am familiar with Decedent and the other aforementioned individual's family histories. I am a long-time friend of the Decedent and have known the Decedent and her family for years.

3. Decedent owned the Property.

4. Decedent died intestate on March 28, 2026, a resident of Nashville, Davidson County, Tennessee.

5. Decedent was widowed at the time of her death. Her husband, Paul Gregory Gunn predeceased her on July 31, 2018. Decedent has three children, Melissa Elaine Phillips, Teresa Lynn Rey and James Leonard Pierce.

7. Decedent's heirs-at-law are Melissa Elaine Phillips, Teresa Lynn Rey and James Leonard Pierce.

8. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's surviving children, Melissa Elaine Phillips, Teresa Lynn Rey and James Leonard Pierce upon Decedent's death.

9. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, April 14th, 2026.

Robin Gail Clemons

Robin Gail Clemons

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Robin Gail Clemons with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on April 14th, 2026.

Chaquetta M. Lewis

Notary Public

My Commission Expires: 5/9/2026

CHAQUETTA M LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 17 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Gregory Dunn and wife, Joyce Elaine Gunn from Dorothy M. Barnes, unmarried by deed of record in Book 10408, Page 272, Register's Office for Davidson County, Tennessee. Paul Gregory Dunn having died on July 31, 2018 and Joyce Elaine Gunn being sole owner by right of survivorship.

This is improved real property commonly known as 120 Stirton Road, Nashville, TN 37210.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 April 14, 2026.

Affiant Signature

Date: April 15, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of April, 2026.

Notary's Signature

My Commission Expires: 11-5-29

Notary's Seal

LYNNE JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2029