Karen Johnson Davidson County
Batch # 1411080 AFFIDAVITH
04/24/2026 10:05:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0034914

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now MARK S. WRIGHT, hereinafter referred to as Affiant, being of lawful age and a resident of Davidson County, Tennessee, and who having first been duly sworn according to law, deposes and states:

1. The Affiant was personally acquainted with PHILIP THEODORE WELCH, III, now deceased, during his lifetime, and is familiar with PHILIP THEODORE WELCH, III's family history by reason of the following: friends since college.

2. PHILIP THEODORE WELCH, III married DENISE WINTERS on August 25, 1984.

3. Two (2) children were born to the marriage of PHILIP THEODORE WELCH, III and DENISE WINTERS WELCH, namely PHILIP THEODORE WELCH, IV, born November 29, 1986, and LESLEY K. WELCH, born July 31, 1990.

4. DENISE WINTERS WELCH died on or about March 2, 2021.

5. PHILIP THEODORE WELCH, III never remarried.

6. No other children were born to (or adopted by) PHILIP THEODORE WELCH, III.

7. PHILIP THEODORE WELCH, III died on or about April 13, 2025, and was at the time a resident of Davidson County, Tennessee.

8. The estate of PHILIP THEODORE WELCH, III is being administered as an intestate estate in the Seventh Circuit (Probate Court) for Davidson County, Tennessee (Docket No. 25P-1054).

9. This Affidavit of Heirship is freely given, pursuant to T.C.A. §30-2-712, to establish and reflect the heirship with respect to any real or personal property owned by PHILIP THEODORE WELCH, III on April 13, 2025 in Davidson County, Tennessee or elsewhere, and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Ragland Estates, as of record in Book 2663, Page 104, Register's Office for said county.

Being the same property conveyed to Philip T. Welch III and wife, Denise W. Welch, by deed from Lynda S. Gant, dated October 23, 1992, of record in Book 8775, Page 211, Register's Office for said county.

This is improved property known as 5036 Ragland Drive, Nashville, Tennessee 37220.

Philip Theodore Welch, III and Philip T. Welch III were one and the same person. Denise Winters Welch and Denise T. Welch were one and the same person.

10. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further Affiant saith not.

THIS, the 24 day of July 2025.

Mark S. Wright, Affiant
4101 Lancashire Drive
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this 24th day of July 2025.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

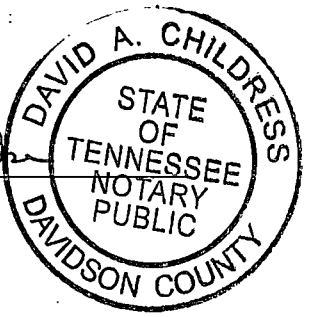
My Commission Expires: 3/9/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Mark S. Wright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 24th day of July 2025.

David A. Childress
Notary Public



My Commission Expires: 3/9/2027