This Instrument Prepared By:
Munsch Hardt Kopf & Harr, P.C.
700 Milam Street, Suite 800
Houston, Texas 77002

Re: 3819 Burrus Street
Nashville, Tennessee 37216
Map & Parcel: 06114011000

AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF THE HEIRS OF

CLIFFORD H. SMITH, deceased;
CHARLES RANDALL SMITH, deceased;
CAROLYN WALKER, deceased;
DAVID LEONARD SMITH, JR., deceased; and
ANN ESTELLE FRENCH, deceased.

Karen Johnson
Batch # 1415233
05/04/2026 11:21:20 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20260504-0039476

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOWN ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned Affiant, who, first duly sworn, and upon her oath, did state:

"My name is Cheryl Hix, and I reside at 300 Ryan Road, Chapel Hill, Tennessee 37034. I am personally familiar with the family and marital history of Clifford H. Smith, deceased; Charles Randall Smith, deceased; Carolyn Walker, deceased; David Leonard Smith, Jr., deceased; and Ann Estelle French, deceased (individually a "Decedent," and collectively the "Decedents"). I have personal knowledge of the facts stated in this affidavit because I am the daughter of Carolyn Walker, who was a sister of Clifford H. Smith."

"On September 13, 1993, Martha Gourley conveyed her entire interest in the property to Clifford H. Smith, as evidenced by the instrument of record in Book 9079, Page 973, Register's Office for Davidson County, Tennessee."

"Clifford H. Smith, deceased ("Clifford"), married Betty Jean Harper in Robertson County, Tennessee on May 20, 1986, and they were divorced in Davidson County, Tennessee on February 2, 1990. Clifford never remarried and was married only once in his lifetime. Clifford died intestate, unmarried at the time of his death, and without issue on June 3, 2014, and was predeceased by his parents. Accordingly, Clifford's heirs at law were his four siblings: Charles Randall Smith; David Leonard Smith, Jr.; Carolyn Walker; and Ann Estelle French."

"Carolyn Walker, deceased ("Carolyn"), died intestate and without a will on November 1, 2023. Carolyn's heirs at law are James Walker, surviving spouse, and Cheryl Hix, child."

"Charles Randall Smith, deceased ("Charles"), was married only once in his lifetime, to Dorothy Marie Smith. Dorothy Marie Smith died on July 8, 2021, in Nashville, Tennessee. Charles died intestate on January 24, 2022. Accordingly, because Dorothy Marie Smith predeceased Charles, the only surviving heirs at law of Charles were his four children: Carol Snook, Barbara Caputo, Randall Smith, and Lisa Smith."

"David Leonard Smith, Jr., deceased ("David"), died intestate on April 27, 2024. David's

heirs at law are Billy Joyce Smith, surviving spouse, Melody Holt, daughter, and April Wilmoth, daughter."

"Ann Estelle French, deceased ("Ann"), was married only once in her lifetime, to Kenneth Howard French. Kenneth Howard French died on August 3, 1983. Ann never remarried after Kenneth Howard French's death and died intestate and unmarried on April 14, 2024. Ann's child and heir at law is Lori Warneke."

"Sue Ann Brown was a close family friend who spent considerable time with the family growing up. Although she is identified in some obituaries as a sibling, she was not a biological sibling of Clifford H. Smith, was never legally adopted into the family or promised adoption and is not an heir at law by blood or adoption."

"The Decedents owned an interest in the following real property: See Exhibit A attached hereto and incorporated herein."

"Pursuant to Tenn. Code Ann. § 30-2-712 and the applicable laws of intestate succession, and to the best of my knowledge and belief, the heirs at law who succeed to Clifford H. Smith's interest through the above family history are listed below:"

1. James Walker, as surviving spouse of Carolyn Walker;
2. Cheryl Hix, as the child and heir at law of Carolyn Walker;
3. Carol Snook, as a child and heir at law of Charles Randall Smith;
4. Barbara Caputo, as a child and heir at law of Charles Randall Smith;
5. Randall Wayne Smith, as a child and heir at law of Charles Randall Smith;
6. Lisa Smith, as a child and heir at law of Charles Randall Smith;
7. Billy Joyce Smith, as surviving spouse of David Leonard Smith, Jr.;
8. Melody Holt, as a child and heir at law of David Leonard Smith, Jr.;
9. April Wilmoth, as a child and heir at law of David Leonard Smith, Jr.; and
10. Lori Warneke, as the child and heir at law of Ann Estelle French."

"I am familiar with the family referenced herein and have knowledge of the matters stated above based upon personal knowledge, family association, and personal observation. This Affidavit is made for the purpose of establishing heirship pursuant to Tenn. Code Ann. § 30-2-712, and the facts set forth herein are true and correct to the best of my knowledge, information, and belief."

"I am also aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C. § 1621."

FURTHER THE AFFIANT SAITH NOT.

Cheryl Hix, Affiant

STATE OF Tennessee
COUNTY OF Maury

Subscribed and sworn to before me by Cheryl Hix, the Affiant, on this 24 day of March, 2026.

Michelle A. Martin

NOTARY PUBLIC

My Commission Expires: 11/20/2029

MICHELLE A. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

EXHIBIT "A"

The subject property is a certain tract or parcel of land situated in Davidson County, Tennessee, and is more particularly described as follows:

BEING part of Lot No. 75 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, and being shown as a part of Lot marked "Boucher" on the Plan of Baxter Heights, as of record in Book 2003, page 94, said Register's Office, and described according to a survey made by W. C. Parcher, Civil Engineer, dated September 6, 1963, as follows:

BEGINNING at a concrete monument in the west margin of Burrus Street, opposite a turn into Oak Street; thence with the margin of Burrus Street South 27° 00' West 37.5 feet to a point; thence leaving Burrus Street South 71° 00' East 254.5 feet to a point in the easterly line of Lot No. 1 Baxter Heights, as of record in Book 2083, page 94; thence with the easterly line of said lot North 26° 03' East 57.4 feet to the southerly margin of Oak Street; thence with the margin of said street South 71° 41' 30" East 232.32 feet to the beginning of a curve; thence around a curve in a southeasterly direction 34.49 feet to the point of beginning. The foregoing legal description is the same as that contained in that certain deed of record in Book 9079, Page 973, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford H. Smith and Martha Gourley by deed from Nora Odella Hicks Boucher Woodroof, of record in Book 3640, page 571, Register's Office for said County.

Being the same property conveyed to Martha Gourley by deed from Clifford H. Smith of record in Book 4291, Page 314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford H. Smith by deed from Martha Gourley of record in Book 9079, Page 973, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3819 Burrus Street, Nashville, TN 37216.