This Instrument Prepared By:
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COLLINS LEGAL, PLC
4101 Charlotte Avenue, Suite F186
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 1419765 AFFIDAVITH
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20260513-0042912

AFFIDAVIT OF HEIRSHIP

4909 Sulphur Creek Road, Nashville, Tennessee 37218

Date: April 14th, 2026

The undersigned, being more than eighteen (18) years of age, after being duly sworn, make affidavit under oath as follows:

1. That I, Tenna Bates, hereinafter referred to as "Affiant", being more than eighteen (18) years of age and reside at the real property located at: 4022 Blueberry Hill Road, Nashville, Tennessee 37218.
2. That Affiant personally knew Henry Levoy Winfrey, hereinafter referred to as "Decedent", and has personal knowledge of the family of Decedent by reason of the fact that Affiant was a sister of the Decedent at the time of Decedent's death, and was personally acquainted with Decedent for a period of 59 years.
3. That Decedent died intestate on or around January 8, 2021.
4. That the Decedent was survived by his five (5) children, Brandy Michelle Winfrey, Henry Jay Winfrey, April Denise Winfrey, Amy Lee Fell, and Victoria Winfrey Ashburn.
5. That at the time of Decedent's death, he was not married, and he had no other children, living, or deceased.
6. The following persons constituted the heirs at law of the Decedent at his date of death: (1) Brandy Michelle Winfrey is an individual and citizen of the State of Tennessee, residing at 251 Timber Court Drive, Apt. 12, Clarksville, Tennessee 37043, (2) Henry Jay Winfrey is an individual and citizen of the State of Wisconsin, residing at N 6378 County Road E, DePere, Wisconsin 54115, (3) April Denise Winfrey is an individual and citizen of the State of Texas, residing at 1004 East 39th Street, Apt. 421, Austin, Texas 78751, (4) Amy Lee Fell is an individual and citizen of the State of Iowa, residing at 504 South Oak Street, Jefferson, IA

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50129, and (5) Victoria Winfrey Ashburn is an individual and citizen of the State of Tennessee, residing at 3213 Bearwallow Road, Ashland City, Tennessee 37015.

7. At the time of death of Henry Levoy Winfrey, he had a **fifty percent (50.00%) interest** in the real property located in Davidson County, Tennessee at 4909 Sulphur Creek Rd., Nashville, Tennessee 37218, and being more particularly described as:

Lying in the 13th, formerly 25th, Civil District of said county, on the head waters of Sulphur and Bull Run Creeks, and original plan being of record in Book 161, Page 177, Register's Office for said county, and being known as Tract No. 22 of the Dr. E. E. Brown farm, formerly Governor Roberts' property, and shown on a copy of a survey made May 16 and 24, 1949 by John D. Kerr, county surveyor for Rutherford County, Tennessee and described as follows:

Beginning at a point in the center line of a road, at concrete corner post at the common corner of Tracts 22 and 23, in the line of Tract 21, as shown on said Kerr survey; thence with the center of said road, as follows: N 82° E 14.6 poles to a stake; N 2° E 24.8 poles to a stake; N 27° E 30.4 poles to a stake; N 14° E 21.3 poles to a stake; N 65° E 21.9 poles to a stake and elm tree, N 41° E 6.5 poles; N 63° E _____ poles; N 62° E 18.9 poles; and N 60-1/2° E 14.6 poles to a stake; thence S 82-1/2° E 12.7 poles to a concrete corner post; thence S 6° E 33 poles to a concrete post; thence S 88° W 44 poles to a concrete post; thence S 59° W 16.9 poles to a concrete post; thence S 4° W 72 poles to a concrete post; thence N 86° W 45 poles to the point of beginning, containing 23 acres, more or less.

Less and Except part sold in Warranty Deed to Walter William Meadows and wife Freds Maurine Meadows, of record in Book 2878, Page 307, in said Register's Office.

Also, Less and Except part sold in Warranty Deed to Bobby E. Mullens and wife Glands F. Mullens, of record in Book 3403, Page 617, in said Register's Office.

8. The heirs at law of the Henry Levoy Winfrey are:

Name	Relationship to Decedent	Address	Share of Decedent's 50% interest
Brandy Michelle Winfrey	Daughter	251 Timber Court Drive, Apt. 12, Clarksville, Tennessee 37043	1/5
Henry Jay Winfrey	Son	N 6378 County Road E, DePere, Wisconsin 54115	1/5
April Denise Winfrey	Daughter	1004 East 39th Street, Apt. 421, Austin, Texas 78751	1/5

Amy Lee Fell	Daughter	504 South Oak Street, Jefferson, IA 50129	1/5
Victoria Winfrey Ashburn	Daughter	3213 Bearwallow Road, Ashland City, Tennessee 37015	1/5

9. This Affidavit will confirm the vesting of title of Henry Levoy Winfrey's fifty percent (50.00%) interest in the real property located at 4909 Sulphur Creek Rd., Nashville, Tennessee 37218, to his heirs at law Brandy Michelle Winfrey, Henry Jay Winfrey, April Denise Winfrey, Amy Lee Fell, and Victoria Winfrey Ashburn pursuant to their hereinabove listed shares.

FURTHER Affiant sayeth naught.

[SIGNATURE PAGES TO FOLLOW]

Tenna Bates
BY: Tenna Bates



STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, Tenna Bates, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury, the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of April, 2026.

Alyssa Marie Kent
Notary Public

May 8th, 2029
My Commission Expires

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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

5/12/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

