Karen Johnson Davidson County
Batch # 1419989 AFFIDAVITH
05/13/2026 03:05:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260513-0043223

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: W-RR-26-642

AFFIDAVIT OF HEIRSHIP

I, **Keith Vaughn**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 5508 Hrll Court, Nashville, TN 37209

2. That Affiant knew **Roxane Daphne Cardwell**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 25 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 642 McMurray Dr, Nashville, Tennessee 37211

4. That Decedent died on July 2, 2025, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died Testate - The Last Will and Testament having not been probated.

6. That Decedent was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): Donna Cardwell Borms, John Phillip Cardwell

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

C. Keith Vaughn

Keith Vaughn

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Keith Vaughn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 5 day of May, 2026.

Notary Public

My Commission expires: _____

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028