This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 230 Harrington Avenue
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch # 1421961 AFFIDAVITH
05/19/2026 10:29:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260519-0044741

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF SUMNER)

1. My name is Sandra Fay Garmon. I am an adult resident of the State of Tennessee and being well-acquainted with Jo Helen Wade Shults and her family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. Jo Helen Wade Shults was my aunt. She was my mother's sister and I knew her and I have known her family for my entire life.

2. Jo Helen Wade Shults died without a will on December 25, 2025, as a resident of Davidson County, Tennessee. Jo Helen Wade Shults was the widow of Ottis Shults, who died in 1986. Jo Helen Wade Shults was unmarried at the time of her death. Jo Helen Wade Shults was survived by one (1) adult child and was predeceased by one (1) adult child. Other than the two (2) children referenced herein, Jo Helen Wade Shults never had any other children, biological or adopted, living or dead. Jo Helen Wade Shults was survived by the following child: Ronnie Shults. Jo Helen Wade Shults was predeceased by the following child: David Alan Shults, who died on March 23, 2020. David Alan Shults died without issue, having been predeceased by his only issue, namely Ottis A. Shults, who died on May 23, 2018. Other than Ottis A. Shults, David Alan Shults never had any other children, biological or adopted, living or dead. Ottis A. Shults died without issue, having never had any issue, biological or adopted, living or dead.

3. The sole heir at law of Jo Helen Wade Shults is her son, Ronnie Shults.

4. Jo Helen Wade Shults owned real property located at 230 Harrington Avenue, Madison, Tennessee 37115 at the time of her death.

5. The Property is more particularly described as follows:

   Land in Davidson County, Tennessee, being Lot 35, Block "A". on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

   Said Lot No. 35 fronts 50 feet on the south side of Harrington Street, and runs back between parallel lines 165 feet to a dead line.

   Being the same property conveyed to Ottis Shults and wife, Jo W. Shults, by Warranty deed from J. W. Cross III and wife, Caroline J. Cross, of record in Book 3912, page 10, Register's Office for Davidson County, Tennessee, dated 7/5/1965 and recorded on 7/14/1965.

   Being also known as 230 Harrington Avenue, Madison, Tennessee 37115.

6. Jo Helen Wade Shults died on December 25, 2025 and her sole heir at law is Ronnie Shults.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 4th day of May, 2026.

Sandra Fay Garmon

Sandra Fay Garmon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **Sandra Fay Garmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this the 4th day of May, 2026.

Edward Faria

Notary Public

My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Sworn to or subscribed before me this 4th day of May, 2026.

Edward Faria

Notary Public

My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY