Karen Johnson Davidson County
Batch# 1422661 AFFIDAVITH
05/20/2026 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045310

This instrument prepared by:
Lockeland Law Group
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: May 8, 2026 File No.: 26-0914	Property: 307 Shepherd Hills Dr Madison, TN 37115
Buyer(s): Weimar Ochoa Moreno	Seller(s): Gary Sharp

Terry Newbill, 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 is a resident of Sumner County, Tennessee, residing at 2015 Shell Rd. Hendersonville, TN 37075.

2. That Affiant personally knew of **Gary Bryan Sharp,** deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

3. That Affiant personally knew the Decedent for 40 years.

4. At the time of death, decedent was [X] unmarried [ ] married.

5. That Decedent died intestate.

6. That Affiants knew that at date of death said Decedent held a **50%** undivided interest in the following described real estate in Davidson County, Tennessee:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 53 ON THE UNRECORDED PLAN OF SHEPHERD HILLS SECTION II, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE, AT THE COMMON CORNER OF LOTS NOS. 52 AND 53; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 300 FEET TO A POINT; THENCE SOUTH 76 DEGREES 24 MINUTES EAST 134.7 FEET TO A POINT THE COMMON OF LOTS NOS. 53 AND 54; THENCE WITH THE LINE BETWEEN SAID LOTS WESTWARDLY 350 FEET TO A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 125 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to GARY SHARP, A MARRIED MAN AND GARY BRYAN SHARP, AN UNMARRIED MAN by Warranty deed from CHRISTOPHER D. ISELE AND WIFE, TERRU ISELE of record in Instrument No. 20140604-0048222 Register's Office for Davidson County, Tennessee, dated 5/30/2014 and recorded on 6/4/2014. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 307 Shepherd Hills Drive Madison, Tennessee 37115.

Gary Bryan Sharp died on or around September 22, 2014.

Being also known as 307 Shepherd Hills Drive Madison, TN 37115.

7. That Decedent died on **September 22, 2014,** and was at the time a resident of Davidson County, TN.

8. That the following persons are ALL of the children born to or adopted by Decedent during his lifetime (list all children, living or deceased):

Maxwell Davenport Sharp

9. That the following persons constituted all of the heirs-at-law of Decedent at his date of death:

Maxwell Davenport Sharp

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Maxwell Davenport Sharp

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

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 8th day of May, 2026.

Terry Newbill

Terry Newbill, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 8th day of May, 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-8-26 (date of document).

Affiant Signature

5-8-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of May, 26

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027