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

Re: 204 Cliffdale Road
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch# 1424601 AFFIDAVITH
05/22/2026 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0047019

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE,
COUNTY OF Davidson)

1. My name is Bonnie J. Whitcomb. I am an adult resident of the State of Tennessee and being well-acquainted with Robin P. Gallagher and her family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. Robin P. Gallagher was my friend and my co-worker, and I had known her for approximately ten (10) years prior to her death.

2. Robin Patricia Gallagher died on February 3, 2026, as a resident of Davidson County, Tennessee. Robin Patricia Gallagher was unmarried at the time of her death, having not been married at the time she purchased 204 Cliffdale Road, Nashville, Tennessee 37214, nor having been married at any time thereafter. Robin Patricia Gallagher died without issue, biological or adopted, living or dead. Robin Patricia Gallagher was predeceased by her parents, James T. Gallagher, Sr., who died on December 21, 1968, and Gloria D. Barlow, who died on February 8, 2016. Robin Patricia Gallagher was survived by three (3) adult siblings, namely Diane Stanley, Andrea Gray, and James Gallagher. Other than the siblings identified herein, Robin Patricia Gallagher never had any other siblings, biological or adopted, living or dead.

3. The heirs at law of Robin Patricia Gallagher are her three (3) adult siblings, Diane Stanley, Andrea Gray, and James Gallagher.

4. Robin Patricia Gallagher owned real property located at 204 Cliffdale Road, Nashville, Tennessee 37214 at the time of her death.

5. The Property is more particularly described as follows:

   Certain real property situate[d] in Davidson County, Tennessee, and described as follows, to-wit:

   BEING Lot No. 18 and part of an abandoned street adjoining same on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, Surveyor, January 26, 1977, more particularly described as follows:

   BEGINNING at a point in the North margin of Crestwood road and the West margin of Cliffdale Road; running thence Northwestwardly along the Westerly margin of Cliffdale Road 59.2 feet to a point; thence North 86 degrees West 196.5 feet to a point at the Southwest corner of Lot No. 19; then South 4 degrees 30' West 100 feet to a point at the Northwest corner of Lot No. 17; thence South 86 degrees East 150 feet to a point at a turn in Crestwood Road; thence with same, North 61 degrees East 97.3 feet to the beginning.

   Being the same property conveyed to Robin P. Gallagher, a single woman, by Warranty Deed from Kimberly H. Lawson, Sheryl Low, Wendy Benson, David Gabbard, and James Gabbard, of record in Instrument No. 20121210-0113818, Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on December 10, 2012.

Being also known as 204 Cliffdale Road, Nashville, Tennessee 37214.

6. Robin Patricia Gallagher died on February 3, 2026 and her heirs at law are her adult siblings: Diane Stanley, Andrea Gray, and James Gallagher.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 12 day of May, 2026.

Bonnie J. Whitcomb

Bonnie J. Whitcomb

STATE OF Tennessee)
COUNTY OF Davidson)

Now having first been sworn, the above-named Affiant, **Bonnie J. Whitcomb**, appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

WITNESS my hand and official seal of office, this the 12 day of May, 2026.

Notary Public

My commission expires: 5/8/28

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee)
COUNTY OF Davidson)

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

Notary Public

My commission expires: 5/8/28

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 MAY 12 2026.

AR Steelman
Affiant Signature

5/21/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21ST day of MAY, 2026.

Notary Public

(SEAL)



My Commission Expires: 05-20-2029

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