Karen Johnson
Batch # 1427460
06/03/2026 08:59:39 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20260603-0049862

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
MARYANN BISHOP
137 TIMBER RIDGE DRIVE
NASHVILLE, TN 37217

SEND TAX NOTICES TO:
MARYANN BISHOP
137 TIMBER RIDGE DRIVE
NASHVILLE, TN 37217

MAP & PARCEL ID:
136-7-35

LEGAL REFERENCE #:
20010123-0006712

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Florida

COUNTY OF Miami-Dade

On this 1st day of June, 2026, before me personally appeared John Michael Powell, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Maurice Bishop, Sr., ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is John Michael Powell ("Affiant").

2. I reside at 32 Governors Way, Brentwood, TN 37027.

3. I have personal knowledge of the matters stated in this Affidavit.

4. Facts concerning my relationship to Maurice Bishop, Sr. ("Decedent") are:

Employer, Friend

5. The Decedent died in Nashville, Davidson County, Tennessee on April 12, 2026.

6. MaryAnn Bishop is the Decedent's surviving spouse.

7. The Decedent had two (2) biological children in his lifetime:

a. Son, Maurice L. Bishop, Jr., 225 Drayton Drive, Unit D, Clarksville, TN 37042
b. Daughter, Resheena L. Thomas, 20000 Woodrow Wilson Street, Manor, TX 78653

8. The real property to which this *Affidavit* applies is located at 137 Timber Ridge Drive, Nashville County, Tennessee and is more fully described as:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Priest Lake Park, Section Two, of records in Book 4175, Pages 56, 57 and 58, Register's Office for said County. Said Lot No. 54 fronts 98.50 feet on the westerly margin of Timber Ridge Drive and extends back between parallel lines 125.00 feet to a dead line.

Being the same property conveyed to Maurice Bishop and wife, MaryAnn Bishop by Special Warranty Deed from First Union National Bank as Trustee for the registered holders of Emergent Home Equity Loans Pass Through Certificates, Series 1997-03, of record in Instrument Number 20010123-0006712, Register's Office for Davidson County, TN.

9. At the time of Decedent's death, the Decedent resided at 137 Timber Ridge Drive, Nashville, TN 37217, Davidson County, Tennessee.

10. The Decedent did not leave a *Last Will and Testament.*

11. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

12. Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Signed this 1st day of June, 2026.

John Michael Powell

Affiant

State of Florida County of Miami Dade

Sworn to and subscribed before me by John Michael Powell, ("Affiant") on this 1st day of June, 2026. by John Michael Powell produced TN drivers license

EDGY SLANDEL ELIACIN
Notary Public - State of Florida
Commission # HH 610722
Expires on November 7, 2028

Edgy Slandel Eliacin

Notary Public Edgy Slandel Eliacin

My Commission expires: 11/07/2028

Notarized remotely online using communication technology via Proof.

Individual Notary Acknowledgement

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Michael Powell, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 1st date of June, **2026.**

Edgy Slandel Eliacin
Notary Public Edgy Slandel Eliacin

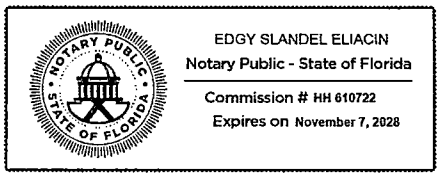
My Commission Expires: 11/07/2028

This foregoing instrument was acknowledged before me by means of online notarization,

this 06/01/2026 by John Michael Powell.

Edgy Slandel Eliacin

Edgy Slandel Eliacin



__ Personally Known OR ✔ Produced Identification

Type of Identification Produced TN drivers license

Certificate of Authenticity

I, Donielle M. Beaty, 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 6/1/2026.

Date

Donielle Meaty

Affiant Signature

6/1/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 20 26.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY