Karen Johnson
Batch # 1432523
06/10/2026 03:22:54 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260610-0052788

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

AFFIDAVIT OF HEIRSHIP

I, Madeline Ryan, hereinafter referred to as Affiant, being first duly sworn, make an oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently resides in

38328 Palos Verdes Dr E, Rncho Pl,s VRD, CA 90275, **California**

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

   a. Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known Decedent for more than 79 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee:
   517A Weakley Ave., Nashville, TN 37207.

4. That Decedent died on December 29, 2022, and was at that time a resident of Los Angeles County, State of California.

5. That Decedent died intestate.

6. That Decedent was unmarried at the time of his/her death.

7. That the following were the only children born to or adopted by Decedent during his/her lifetime.

   Richard T. Madariaga

8. That as of the date of execution of this Affidavit, the following are the heirs-at-law of the Decedent.

Name	Age	Address or resident of:
Richard T Madariage	Adult	Nashville, TN

9. The Affiant is not beneficiary, legatee or heir of Mary Margaret Orlando and has no financial interest in his/her **Estate.**

10. 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).

11. 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, person that incurs damages arising from any false or misleading statement contained in this Affidavit.

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

FURTHER AFFIANT SAITH NOT.

Madeline Ryan

STATE OF New York)
COUNTY OF Clinton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Madeline Ryan** 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 3rd day of June, 2026.

Notary Public

My Commission expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 06/03/26.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Affiant Signature June 10, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 10th day of June, 2026.