Karen Johnson Davidson County
Batch# 1437030 AFFIDAVITH
06/23/2026 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056189

This instrument prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: June 9th, 2026 File No.: CS-0229	Property: **3810 Fairview Drive** Nashville, TN 37218
Borrower(s): Jose Sanchez Vasquez	Seller(s): Heirs/and or Beneficiaries of the Estate of Mary Ann Thompson

Chellsy Buggs, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee, residing at 3915 Milford Rd, Nashville TN 37212.

2. That Affiant personally knows Mary Ann Thompson, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following (i.e.- friend of the family):

Friend of the family

3. That Affiant knows that, said Decedent has a 100% undivided ownership interest the following described real estate in Davidson County, Tennessee:

Tract I: Land in Davidson County, Tennessee, being Lot No. 24 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 100 feet on the northerly side of Fairview Drive and runs back 239.2 feet on the westerly line and 246.9 feet on the easterly line to a dead line, measuring 100.27 feet thereon.

Tract II: Land in Davidson County, Tennessee, being the easterly half of Lot No. 25 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said part of Lot No. 25 fronts 37.5 feet on the northerly side of Fairview Drive and extends back 239.2 feet on the easterly line and 236 feet, more or less, on the westerly line to a dead line, measuring 37.6 feet thereon.

Being the same property conveyed to Thomas G. Williams, unmarried by Warranty Deed from Carmack D. Boyd and wife, Gertrude Boyd of record in Book 5923, Page 75, Register's Office for Davidson County, Tennessee, dated August 11, 1982 and recorded on August 12, 1982.

Being the same property conveyed to Leonard Thompson and wife, Mary Ann Thompson by Installment Deed from Thomas G. Williams of record in Instrument No. 20031211-0178032 Register's Office for Davidson County, Tennessee, dated December 10, 2003 and recorded on December 11, 2003.

The said Leonard Thompson having since died on or about April 15, 2024.

The said Mary Ann Thompson having since died on or about August 23, 2024.

Commonly Known As: 3810 Fairview Drive, Nashville, TN 37218.

4. That Mary Ann Thompson died on August 23rd, 2024 and was at the time a resident of Nashville, Tennessee.

5. At the time of Mary Ann Thompson's death, she was unmarried. A widow.

6. At the time of Mary Ann Thompson's death, she had four living children:

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard, and Tammy Thompson.

7. Mary Ann Thompson died intestate, without a will.

8. That the following persons constituted all of the heirs-at-law of Decedents at the (his/her) date of deaths:

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard, and Tammy Thompson

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of the Decedents:

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard, and Tammy Thompson

10. 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 1 day of June, 2026.

Chellsy Buggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 1 day of June, 2026.

Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Certificate of Authenticity

I, Christian Reynolds, 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 **June 1, 2026**.

Date

Affiant Signature

June 18, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)