Karen Johnson Davidson County
Batch# 1437030 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20260623-0056190

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

AFFIDAVIT OF HEIRSHIP

Date: June 10, 2026 File No.: CS-0229	Property: 3810 Fairview Drive Nashville, TN 37218
Buyer(s): Jose Sanchez Vasquez	Seller(s): Heirs/and or Beneficiaries of the Estate of Mary Ann Thompson

Johnny Buchanan, 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 Marshall County, Tennessee, residing at 1502 Briddle Lane, Chapel Hill Tn 37034.

2. That Affiant personally knew **Mary Ann Thompson**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: Son of the decedent.

3. That Affiant personally knew the Decedent for 38 years.

4. At the time of death, decedent was unmarried.

5. That Decedent died intestate, without a will.

6. That Affiant knew that at date of death said Decedent held a **100%** undivided interest in 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, measureing 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 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.

7. That Decedent died on August 23rd, 2024, and was at the time a resident of Nashville, Tennessee.

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

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard and Tammy Thompson

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

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard and Tammy Thompson

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

Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard and Tammy Thompson

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 10th day of June, 2026.

Johnny Buchanan, Affiant

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Subscribed to and sworn before me this 10th day of June 2026.

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202606230056190

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 10, 2026**.

Date

Affiant Signature

June 18, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18** 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)