This instrument is prepared by:
Bell, McCann & McInteer, PLC
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1437691 AFFIDAVITH
06/24/2026 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260624-0057125

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

Comes the affiant, John Daniel Broadway, being first duly sworn according to law, and being of lawful age and is a resident of citizen of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Danye Sue Broadway Phifer ("Decedent") died on April 29, 2023.

2. The Decedent was preceded in death by her husband, John Winston Phifer.

3. The Decedent was survived by the following persons:

    - Surviving Spouse: None
    - Surviving Children:
        - Lori O'Donohoe
        - Susan Danyelle Phifer

4. Adopted Children of Decedent:
    - None

5. Deceased Children of Decedent:
    - None

6. That all persons above named are at least 18 years of age. To the best knowledge and belief of the undersigned, Decedent did NOT leave a will.

7. At the time of her death, the Decedent owned real property located at 432 E. Old Hickory Boulevard, Madison, TN 37115, and being more particularly described as land in Davidson County, Tennessee, BEING Lot No. 9 and the easterly 1/2 of Lot No. 8, Block "D", on the Map of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register' Office for said County. SAID lot and part of lot adjoin and front together 75 feet on the southerly side of Old Hickory Boulevard, and run back between parallel lines 150 feet to an alley.

8. This affidavit will confirm the vesting of title to the said real property located at 432 E. Old Hickory Boulevard, Madison, TN 37115, Davidson County, Tennessee, after the death of Decedent in the above mentioned heirs at law, Lori O'Donohoe and Susan Danyelle Phifer.

Further, affiant saith not.

John Daniel Broadway

June 16, 2026
DATE

Subscribed and sworn to before me this 16 day of June, 2026.

My Commission Expires: Oct. 22 2029

Notary Public

SAVANNAH JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, John Daniel Broadway, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Oct. 22 2029

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/16/26. (date of document).

Affiant Signature

6/23/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

