Prepared by:

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Karen Johnson
Batch # 1438466
06/26/2026 10:20:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260626-0057846

AFFIDAVIT OF HEIRSHIP OF REAL ESTATE

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Sandy Smith	Sandy Smith	63-2
6 Cathedral Ct	6 Cathedral Ct	110
Johnson City, TN, 37601	Johnson City, TN, 37601	
Christina Massey		
226 Dave Simerly Rd.		
Hampton, TN, 37658		
Tara Smith		
108 W Pine Street, Apt 1		
Johnson City, TN, 37064		

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Patricia Babb, deceased, the owner of the following described real estate died on or about November 24, 2025, in Davidson County, Tennessee. Larry M. Babb, deceased, the owner of the following described real estate, died on or about June 7, 2022, in Davidson County, Tennessee. Said land is described specifically as follows:

> Tract or Parcel of land located in Davidson County, Tennessee, being further described as follows , to wit:
>
> Land in the 11th Civil District of Davidson County, Tennessee, being Lot

No. 101 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Plat Book 974, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the westerly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Larry M. Babb and wife Patricia L. Babb by Warranty Deed from Christopher C. Wilson and wife Sonja R. Wilson, by instrument number 20040830-0104392, Register's Office for Davidson County, Tennessee.

This is improved property known as 1507 Ocoee Trail, Madison, TN 37115.

The undersigned, Sandy Smith, as well as Christina Massey and Tara Smith, received all of Patricia Babb's interest in the real estate described above by the provisions of intestacy. The undersigned are the nieces of the decedent and her only heirs at law. Letters of Administration and Order of Appointment of Sandy Smith as Administrator of the Estate of Patricia Babb, deceased, was opened in the Seventh Circuit Court of Davidson County, Tennessee on or about January 8, 2026, as docket number 25P2391, Davidson County, Tennessee Probate Court Clerk's Office.

The said Patricia Babb, deceased, was an unmarried person at her death, her husband, Larry Moore Babb, having predeceased her on June 7, 2022.

The said Patricia Babb, deceased, had no children, adopted or natural born, living or deceased.

The said Patricia Babb, deceased, had no living parents at the time of her death, Allie Mae Smith passing on or about September 5, 1966, and James Vaughn Smith passing on or about October 12, 1999.

The said Patricia Babb, deceased, had no living siblings at the time of her death, her only sibling Donald Wayne Smith passing on or about December 28, 2005. Donald Wayne Smith had three children, all living, Sandy Smith, Christina Massey, and Tara Smith.

Sherri Blankenship and Ashley Salyer, referenced in Donald Wayne Smith's obituary at daughters, were close family friends, but not biological or adopted children of Donald Wayne Smith.

As the Attorney for the Estate of Patricia Babb, I have personal knowledge that the value of the Estate is less than the federal tax limit of $13,099,000.00.

There are no known debts or encumbrances existing which are a lien on said interest in the described real estate.

Futher the affiant sayeth not.

JONATHAN HESSER

6/22/26
DATE

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Jonathan Hesser, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that the statements contained herein are true to the best of his knowledge, information and belief and that he executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 22 day of June 2026.

NOTARY PUBLIC

My Commission Expires: 7/3/2028

SUSAN E. BYRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028