Karen Johnson Davidson County
Batch# 1438660 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20260626-0058147

This Instrument Prepared by:
Momentum Title
1704 Charlotte Ave
Ste 105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF Illinois
COUNTY OF Jackson

I, **Ellie Marks**, of Jackson Illinois County, ~~Tennessee,~~ being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That **Joshua Francis Tregoning** (the "Decedent") died on 01/10/2025, a resident of Davidson County, Tennessee.

2. Decedent's place of residence at the time of death was 1345 Cheshire Drive, Nashville, TN 37207 (the "Property").

3. Decedent, at the time of his death, was a vested owner of the Property along with Decedent's father, **George Seibert Tregoning**.

4. To the best of my knowledge and belief, the Decedent had outstanding debts at the time of death, and the intestate estate possesses sufficient assets to satisfy such obligations.

5. Affiant is a resident of _____ County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent.

7. Decedent died intestate and without a will.

8. Affiant further states that Decedent was survived at the time of his death by the following children:

Name:	**Relationship:**
Cameron Tregoning	Daughter
Kadynce Tregoning	Daughter

9. Affiant is aware of these facts because he/she knew the Decedent for more than 1 year years and is well aware of the Decedent's family history.

10. The Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC, LLC and their title underwriter for liability which any of them may incur as a result of issuing policies of title insurance on property located at 1345 Cheshire Drive, Nashville, TN 37207 in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF Illinois
COUNTY OF Jackson

I, **Ellie Marks**, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Ellie Marks

Affiant

STATE OF Illinois
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public, **Ellie Marks**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2026.

Notary Public
My Commission Expires: 9-3-27

OFFICIAL SEAL
MICHEAL T LANGE
NOTARY PUBLIC, STATE OF ILLINOIS
Commission # 825484
My Commission Expires Sept. 03, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 23, 2026.

J. Carlton Drumwright

June 23, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 23, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY