Karen Johnson Davidson County
Batch# 1442333 AFFIDAVITH
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Fees: $12.00 Taxes: $0.00
20260706-0060278

PREPARED BY:
R. Houston Akin, Attorney
611 Woodland Avenue
Nashville, Tennessee 37206

AFFIDAVIT OF HEIRSHIP RE: MARGARET ROSE SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared EDWARD MARK AMONETT, "Affiant", who having been duly sworn, deposes and says:

That he is at least eighteen (18) years of age and is a resident of Cheatham County, Tennessee residing at 1012 Riverview Lane, Ashland City, TN 37015; and

That he is a long-time friend of more than 48 years of the family of MARGARET ROSE SHAW, deceased, "Decedent", and is therefore personally acquainted with Decedent's family history; and

That Decedent died intestate on or about November 15, 2025, a resident of Davidson County, Tennessee, residing at 208 W. Due West Ave., Madison, TN 37115; and

That Decedent was a unmarried at the time of her death, having never married or had children; and

That Decedent was survived by her sisters, Betty Jones and Mattie Perryman. Her brother, Oscar Shaw, predeceased her, leaving five children: Valerie Shaw, Salma Denise Shaw, Oscar Nathaniel Shaw, Michael Shaw, and Catrena Shaw Thomas. Salma Denise Shaw subsequently died, leaving Antonio Shaw and Brandon Glimps as her only heirs. These siblings, nieces, nephews, and great nephews represent Decedent's only heirs; and

All of the above named heirs are over the age of eighteen (18) years.

The undersigned acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by First American Title Insurance Company in the issuance of its title policy covering the premises described as follows:

Being Lot No. 5 on the Map of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 152.3 feet on the northerly line and 155.8 feet on the southerly line, to a dead line in the rear, measuring 50.1 feet thereon.

Being the same property conveyed to George D. Shaw and wife, Maggie Shaw, by deed from Anne E. Baggett and husband, S.A. Baggett, of record in Book 3405, page 285, said Register's Office. George D. Shaw, having died on September 25, 1995, left Maggie Shaw as the remaining tenant by the entirety. Maggie Shaw subsequently died testate and her estate was opened on February 28, 1996 (See Case No. 96P-355, Davidson County, Tennessee Probate Court). The property was properly devised to Margaret Rose Shaw, pursuant to the expressed wishes in Maggie Shaw's Last Will & Testament.

Further, Affiant sayeth not.

_____ (L.S.)
EDWARD MARK AMONETT

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2026.

_____
Notary Public

My Commission Expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, EDWARD MARK AMONETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **he/she** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 26th day of June, 2026.

_____

Notary Public

My Commission Expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 26, 2026.

June 30, 2026

_____
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of June, 2026

Notary Public: _____

My Commission Expires: 11-18-2029

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