PREPARED BY:

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Karen Johnson Davidson County
Batch# 1443399 AFFIDAVITH
07/08/2026 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061761

New Owner Address:
Shawn Ray Shepherd, Jason Carl Shepherd, and Scott Ray Shepherd
7816 River Fork Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
141 15 0D 233.00

AFFIDAVIT OF HEIRSHIP

I, **Sherrie Lundy Miller**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Walton County, Florida, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 7816 River Fork Drive, Nashville, TN 37221 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Carlow Britt Shepherd died on February 20, 2015, without leaving a last will and testament.

3. I knew Carlow Britt Shepherd for 60 years, and I am familiar with Carlow Britt Shepherd's familial circumstances.

4. Carlow Britt Shepherd was married at the time of death and had three (3) children during his lifetime. Carlow Britt Shepherd was survived by his spouse, Frances Elizabeth Shepherd, and three (3) children, Shawn Ray Shepherd, Jason Carl Shepherd, and Scott Ray Shepherd.

5. Upon Carlow Britt Shepherd's death, all right, title, and interest of Carlow Britt Shepherd to the Property passed by intestate succession to Frances Elizabeth Shepherd, Shawn Ray Shepherd, Jason Carl Shepherd, and Scott Ray Shepherd, as tenants-in-common.

6. Frances Elizabeth Shepherd (the "Decedent"), died on June 7, 2026, without leaving a last will and testament.

7. I have known Decedent for 68 years and I am familiar with Decedent's familial circumstances.

8. Decedent was unmarried at the time of death and had three (3) children during her lifetime. Decedent is survived by her three (3) children, Shawn Ray Shepherd, Jason Carl Shepherd, and Scott Ray Shepherd.

9. Upon Decedent's death all right, title, and interest of Decedent to the Property passed by intestate succession to Shawn Ray Shepherd, Jason Carl Shepherd, and Scott Ray Shepherd, as tenants-in-common.

10. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

WITNESS my hand on this day, June 29, 2026.

Sherrie Lundy Miller

SHERRIE LUNDY MILLER

STATE OF FL)
COUNTY OF Walton)

Sherrie Lundy Miller, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on June 29, 2026.

Notary Public

My Commission Expires: 7/19/26

EUGEN LOTHAR NEWSOME
MY COMMISSION # HH 242723
EXPIRES: July 19, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 233 on the Plan of Phase III-A "Sheffield" on the Harpeth of record in Book 7900, page 332, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlow B. Shepherd, married, from Rodney S. Strickland and spouse, Julie L. Strickland, by deed of record as Instrument No. 20110627-0048962 in the Register's Office of Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 7816 River Fork Drive, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 29, 2026.

Cameron Waltman
Affiant Signature

7/7/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
July 7, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027