Karen Johnson Davidson County
Batch # 1443796 AFFIDAVITH
07/10/2026 09:01:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260710-0062282

This Instrument Prepared By:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

Personally appeared Jennifer Cauley and Julie Maguire Vallejo, hereinafter referred to as Affiant(s), being first duly sworn, deposes, and makes oath as follows:

1. That Affiants are at least eighteen (18) years of age, with Affiant Jennifer Cauley residing at 199 Frazor Lane, Hendersonville, TN 37075 for 28years and with Affiant Julie Maguire Vallejo residing at 6569 Chessington Drive, Nashville, TN 37221 for 25 years.

2. That Affiants were personally acquainted with John Hugh Allen Maguire, deceased, hereinafter referred to as Decedent, during the Decedent's lifetime, and are familiar with the Decedent's family history by reason of the following:
   Jennifer Cauley is an acquaintance of the Decedent; and
   Julie Maguire Vallejo is the sole heir of the Decedent.

3. That the Decedent died on August 20th, 2025, and was at the time a resident of Davidson County, Tennessee.

4. That the Decedent owned real property located at 313 Cana Circle, Nashville, TN 37205.

5. That the Decedent died intestate.

6. That the Decedent's spouse, Norma Jean Maguire, predeceased the Decedent on June 21st, 2016.

7. That the Decedent was survived by the following persons:

   I. **Surviving Spouse: NONE**
   Surviving Children: Julie Maguire Vallejo
   Deceased Children: NONE
   Children of Deceased Children: NONE

   And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

8. That all persons above names are at least eighteen (18) years of age, except:

NONE.

9. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

10. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER AFFIANT SAYETH NOT.

Jennifer Cauley

Date: 7/8/26

STATE OF Tennessee
COUNTY OF Robertson

Sworn to and subscribed before me this the 8 day of July, 2026.

NOTARY PUBLIC

My Commission Expires:

CAROL DAVIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 5-23-2028

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Cauley**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of July. 2026.

NOTARY PUBLIC

My Commission Expires:

CAROL DAVIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 5-23-2028

FURTHER AFFIANT SAYETH NOT.

Julie Maguire Vallejo

Julie Maguire Vallejo

Date: July 8, 2026

STATE OF Tennessee
COUNTY OF Robertson

Sworn to and subscribed before me this the 8 day of July, 2026.

Carol Davis

NOTARY PUBLIC

CAROL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 5-23-2028

My Commission Expires:

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Maguire Vallejo**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of July, 2026.

Carol Davis

NOTARY PUBLIC

CAROL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 5-23-2028

My Commission Expires: