Karen Johnson Davidson County
Batch# 1445991 AFFIDAVITH
07/14/2026 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260714-0063606

This instrument prepared by:
Tennessee Title Services, LLC
547 North Mt. Juliet Road, Ste. 100
Mt. Juliet, TN 37122
File No. VOL-26-2295

AFFIDAVIT AS TO HEIRS
of
PATRICIA L. BABB
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee
COUNTY OF Davidson

On the 6 day of July, 2026, before me personally appeared **Jonathan Hesser**, "the Affiant", to me personally known, who being by me duly sworn, deposes and says:

Affiant understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f).

That Affiant is over eighteen (18) years of age and currently resides at 1008 Nichols Cir. Gallatin, in Sumner County, Tennessee.

That Affiant was personally acquainted with **Patricia L. Babb**, "the Decedent" and has sufficient knowledge of the family history to attest to the statements contained herein;

That the Affiant knew the Decedent for ~~over~~ 1 years and is familiar with Decedent's family history. I am the attorney representing the Decedent's Estate.

And that said Decedent died on or about **November 24, 2025, a widow(er)**, having been predeceased by their spouse, **Larry M. Babb**, who died on or about **June 07, 2022**.

That this affidavit is being provided to clarify title to all real property owned by Decedent at the time of their death;

Affiant further states that the Decedent left surviving the following persons and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Sandy Smith	**Niece**
Tara Smith	**Niece**
Christina Massey	**Niece**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

Affiant states that the Decedent was predeceased by parents, **Allie Smith** and **James Smith**. The said **Allie Smith** died on or about **January 06, 1966**. The said **James Smith** died on or about **October 12, 1999**.

Affiant also states that the Decedent left no surviving sibling and was predeceased by one sibling, **Donald Smith**. The said **Donald Smith** died on or about **December 28, 2005**, leaving issue, **Sandy Smith**, **Tara Smith**, and **Christina Massey**. The published obituary for **Donald Smith** incorrectly lists close family friends, **Sherri Blankenship** and **Ashley Salyer** as daughters of **Donald Smith**. **Sherri Blankenship** and **Ashley Salyer** were not biological children and were never legally adopted by **Donald Smith**. **Sherri Blankenship** and **Ashley Salyer** hold no relation to the Decedent, and have no interest in the subject property.

And said decedent did not leave a Last Will and Testament.

Affiant further acknowledges that this affidavit is made for the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

Further Affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 on this the 6 day of July, 2026.

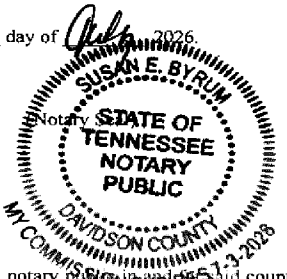
[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

Jonathan Hesser

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on this 6th day of July, 2026.

Notary Public
My Commission Expires: 7/3/2028



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Jonathan Hesser**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2026.

Notary Public
My Commission Expires: 7/3/2028

(Notarial Seal)

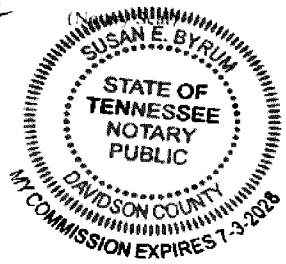


EXHIBIT A

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 Deed from Christopher C. Wilson and wife, Sonja R. Wilson, dated August 19, 2004 and recorded August 30, 2004 in Instrument Number 20040830-0104392, in the Register's Office for Davidson County, Tennessee. The said Larry M. Babb died on or about June 07, 2022, leaving Patricia L. Babb as the surviving tenant by the entirety. The said Patricia L. Babb died on or about November 24, 2025.

Map and Parcel: 063-02-0-110

Tennessee Certification of Electronic Document

I, DEJA L. WEBER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law on July 6, 2026 (date of document).

Deja L Weber
Affiant Signature

07/13/2026
Date

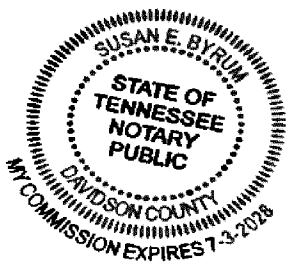
STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 13th day of July, 2026.

Susan E Byrum
Notary's Signature

My Commission Expires: 7/3/2028

Notary's Seal:



202607140063606