Karen Johnson Davidson County
Batch# 1452502 AFFIDAVITH
07/29/2026 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260729-0069801

This Instrument Prepared By and Return To:
Samuel R. Rule, Esq.
Patrick, Beard, Schulman & Jacoway, P.C.
537 Market Street, Suite 300
Chattanooga, Tennessee 37402

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned affiants, Steve Newman a resident of Rutherford County, Tennessee, and Dale Linzett Newman, a resident of Rutherford County, Tennessee (collectively, the "Affiants"), having been duly sworn according to law, depose and state as follows based on the Affiants' own personal knowledge:

1. The Affiants are of lawful age and are competent to make this affidavit.

2. That we are well acquainted with **James Jason Saylors** (the "Decedent").

3. That the Decedent, who was the son of Kathy Saylors and Greg James Saylors, was born on May 12, 1977, died intestate on or about June 1, 2005, and was a resident of Wilson County, Tennessee at the time of his death.

4. That the Decedent was not married at the time of his death.

5. That the Decedent had no biological or adopted children.

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

   i. Kathy Saylors (mother of the Decedent), living; and
   ii. Greg James Saylors (father of the Decedent), living.

7. This Affidavit of Heirship is executed and intended for the express purpose of conforming to the provisions of Tennessee Code Annotated § 30-2-712. The undersigned acknowledge that they have executed this affidavit of their own free will and will be subject to any penalty described in Tennessee Code Annotated § 30-2-712 if they knowingly made any false statements herein.

8. 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.

9. The undersigned acknowledge and agree that this Affidavit of Heirship may be executed in any number of counterparts, each of which shall be considered an

original for all purposes; *provided, however*, that all such counterparts shall together constitute one and the same instrument.

10. Further Affiants sayeth not.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Affiants have caused this instrument to be executed on the date set forth herein below.

Steve Newman, Affiant

Dale Linzett Newman, Affiant

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public, in and for said state, the within named Affiants, Steve Newman and Dale Linzett Newman, with whom I am personally acquainted or who have proven their identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of JULY, 2026.

NOTARY PUBLIC

My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

SWORN TO AND SUBSCRIBED before me by Steve Newman and Dale Linzett Newman, this 20th day of JULY, 2026

NOTARY PUBLIC

My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE:
DAVIDSON County Tax Map/Parcel ID: 075 13 0 205.00
Kathy Saylors to DRG TN, LLC, General Warranty Deed, percentage transfer.
Property Address: 301 BONNALYNN DR HERMITAGE 37076

I hereby swear of affirm that the actual consideration for this transfer OR the value of the property transferred, *whichever is greater*, is $137,850, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Further, it is sworn or affirmed that the subject General Warranty Deed, dated 7/20/2026 is for a conveyance limited to a 50% interest in the whole property held by the Grantor.

The deed terms, including the derivation clause, is incorporated herein and adopted by reference. The Grantor therein holds, by intestate succession, that percentage interest conveyed therein.

NAME & ADDRESS of PROPERTY OWNER:
Name: DRG TN, LLC
Address: 16 Biltmore Ave.
Suite #300
Asheville, NC 28801

NAME/ADDRESS of PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAX:
Name: DRG TN, LLC
Address: 16 Biltmore Ave.,
Suite #300
Asheville, NC 28801

NAME & ADDRESS OF MORTGAGOR HOLDER:
None

WITNESS MY HAND AND SEAL, this 27th day of July 2026.

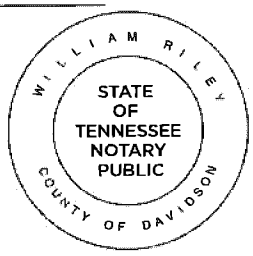
Benjamin Lanson
Grantee-Affiant

SWORN TO AND SUBSCRIBED before me, this 27th day of July 2026.

NOTARY PUBLIC

My Commission Expires: 11/08/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
November 8, 2027

Tennessee Certification of Electronic Document

I, Mal Atherton, 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 July 28, 2026 (date of document).

Affiant Signature

7/28/26
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 28th day of July, 2026.

Notary's Signature

LACIE RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
NOTARY SEAL

MY COMMISSION EXPIRES: 2/28/28