Karen Johnson
Batch # 1452841
07/31/2026 08:37:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260731-0070484

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Benjamin Oldham & Bruce Oldham 52 Abbey Road Lebanon, TN 37090	SAME	084 11 0 124.00

THIS INSTRUMENT PREPARED BY: Bruce Oldham, Attorney at Law (Bar # 10273) 1187 Peninsula Drive, Gallatin, TN 37066 (615) 804-7479

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, ANGELA D. ROBINSON (herein "Affiant"), who being first duly sworn, did depose and say:

1. That I am a resident of the State of Tennessee, and that I have personal knowledge of the heirs-at-law of SARAH S. OLDHAM (herein "Decedent").
2. That I am not related to Decedent and have no interest in her estate.
3. That Decedent died intestate on May 12, 2026, a resident of Davidson County, Tennessee.
4. That Decedent was predeceased by her spouse, PAUL D. OLDHAM, who died on October 7, 2017, a resident of Davidson County, Tennessee.
5. That Decedent was not married at the time of her death.
6. That during her lifetime the Decedent had two children who are identified as follows: Bruce N. Oldham and Benjamin S. Oldham.
7. That said two children, Bruce N. Oldham and Benjamin S. Oldham, survived Decedent.
8. That said two children, Bruce N. Oldham and Benjamin S. Oldham, are the only heirs-at-law having any right of inheritance in the Decedent's property, including but not limited to the property described herein.
9. That at the time of Decedent's death, she owned certain real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Maplecrest, as of record in Book 1835, Page 27, Register's Office for Davidson County, Tennessee.

SAID Lot No. 253 fronts 80 feet on the southerly margin of Dennywood Drive and extends back 179.8 feet on the easterly line and 173.8 feet on the westerly line, to a dead line in the rear, on which it measures 60 feet.

BEING the same property conveyed to Paul D. Oldham and wife, Sarah S. Oldham, by warranty deed from Mabel J. Moreland dated January 18, 1977, of record in Book 5107, Page 93, in the Register's Office for Davidson County, Tennessee. Paul D. Oldham died

on October 7, 2017, leaving his surviving spouse, Sarah Oldham as the sole owner of the property.

Street Address; 2311 Dennywood Drive, Nashville, TN 37214.

10. That this Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated Section 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real property owned by the Decedent.
Further, Affiant sayeth not.

WITNESS our hands on the 29th day of July, 2026.

AFFIANT:

Angela D. Robinson

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said County and State, Angela D. Robinson, the within-named person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at WilsonCo, Lebanon, Tennessee, this the 29th day of July, 2026.

Linda Lee Hensley

NOTARY PUBLIC
My commission expires: 02/25/30

LINDA LEE HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

SWORN TO AND SUBSCRIBED before me this 29th day of July, 2026.

Linda Lee Hensley

NOTARY PUBLIC
My commission expires: 02/25/30

LINDA LEE HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY