This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

RE: 5504 Winn Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1455499 AFFIDAVITH
08/04/2026 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260804-0071509

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

1. My name is Brenda Ann Sturdivant. I am an adult resident of the State of Tennessee and being well-acquainted with Mildred McCrary Tanner and her family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I am the niece of Mildred McCrary Tanner. My mother, Estelle M. Eidson, and Mildred McCrary Tanner were sisters. Prior to her death, I had known my aunt, Mildred McCrary Tanner, for my entire life. I am currently seventy-four (74) years old.

2. Mildred McCrary Tanner died without a Will (intestate) on August 16, 2024, as a resident of Davidson County, Tennessee. Mildred McCrary Tanner did not leave a surviving spouse; her husband, Dave F. Tanner, Jr., predeceased her and she never remarried after his death. Mildred McCrary Tanner was survived by two (2) adult children, namely: Karen Hancock and Norman Tanner. Other than these two (2) children, Mildred McCrary Tanner never had any other children, biological or adopted, living or dead.

3. The sole heirs at law of Mildred McCrary Tanner are her adult children, namely: Karen Hancock and Norman Tanner.

4. Mildred McCrary Tanner owned an interest in real property located 5504 Winn Avenue, Nashville, Tennessee 37209 at the time of her death.

5. The Property is more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 127 of Section 2, Urbandale, as of record in Book 1835, Page 82, Register's Office for said County.

Said Lot No. 127 fronts 50 feet on the Northerly side of Winn Avenue and extends back 196.2 feet on the Easterly line and 146.1 feet on the Westerly line to a dead line, measuring 71.4 feet thereon.

Being the same property conveyed to Dave F. Tanner, Jr. and wife, Mildred McCrary Tanner, by Warranty Deed from Tennessee Construction and Development Company, Inc., a Corporation organized under the laws of the State of

Tennessee, of record in Book 2031, Page 129, Register's Office for Davidson County, Tennessee, dated December 12, 1951 and recorded on December 18, 1951.

Dave F. Tanner, Jr. died on June 19, 2012, vesting Mildred McCrary Tanner as surviving tenant by the entirety.

6. Mildred McCrary Tanner died on August 16, 2024, leaving her two (2) adult children as her sole heirs at law. The sole heirs at law of Mildred McCrary Tanner are Karen Hancock and Norman Tanner.

FURTHER AFFIANT SAYETH NAUGHT.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of T.C.A. 30-2-712 for the purpose of facts concerning the heirs of David Loyd Lewis on this the 27 day of July, 2026.

Brenda Ann Sturdivant
Brenda Ann Sturdivant

Sworn to and subscribed before me this the 27th day of July, 2026.

Edward Faria
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Brenda Ann Sturdivant** with whom I am personally acquainted (or proved 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 of office, this the 27th day of July, 2026.

Edward Faria
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1-22-2029

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 27, 2026.

Affiant Signature

August 3, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028