Karen Johnson Davidson County
Batch# 1456638 AFFIDAVITH
08/07/2026 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0073177

AFFIDAVIT OF HEIRSHIP	**OATH OF CONSIDERATION:** T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.
THIS INSTRUMENT PREPARED BY AND RETURN TO: Hywater Title, LLC 412 S. College Street, Smithville, TN 37166	

AFFIDAVIT OF HEIRSHIP

COMES NOW my affiant, **Nancy Peddy**, an adult over eighteen (18) years of age, after first being duly sworn and under penalty of perjury does hereby depose and say, dated to be effective as of the 29th day of July, 2026:

1. My name is Nancy Peddy. I am a resident of Davidson County, State of Tennessee.
2. I am familiar with **Terry P. Devine** ("**Decedent**"), as I was a friend of his family, and I knew him for many years.
3. Terry P. Devine, the Decedent, was born on June 16, 1949, died intestate on January 30, 2025, and at the time of his death, he lived at 513 Upsall Drive Antioch, TN 37013. He was pre-deceased by his wife, Ann C. Devine who died on July 26, 2022. Decedent is survived by his only child, Erin Devine. Decedent did not legally adopt any other children. I am not aware of the existence of any Last Will and Testament instruments that were prepared by Decedent.
4. Accordingly, Decedent has the following heirs at law:

   Erin Devine, his daughter
   And no other heirs

5. Erin Devine is a living heir of Decedent and has reached the age of majority. She is a resident of the State of TN.
6. This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., of the Tennessee Code Annotated, based on the personal knowledge of the affiant, to help establish and reflect the heirship with respect to any real or personal property owned by Decedent, and particularly to confirm the vesting of title in fee simple to certain real property in Davidson County, Tennessee, said property having an address of 513 Upsall Drive Antioch, TN 37013, more particularly described as follows:

   Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Book 6900, page 632, amended by Surveyors Certificate of Correction in Book 7524, page 552, Register's Office for said County to which plan reference is hereby made for a more complete description.

   Being the same property conveyed to Ann C. Devine and Terry P. Devine, wife and husband by Warranty deed from Rachael D. Cain, devisee under the Last Will of Corlyss R. Dillard,

Rebecca L. Dillard, devisee under the Last Will of Corlyss R. Dillard, Mark D. Dillard devisee under the Last Will of Corlyss R. Dillard and Mark D. Dillard, Executor for the Last Will of Corlyss R. Dillard of record in Instrument No 20141222-0116934, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 22, 2014.

FURTHER AFFIANT SAYETH NAUGHT.

Sign: Nancy J. Peddy
Name: **Nancy Peddy**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Nancy Peddy**, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of July, 2026.

Notary Public
My commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 29th day of July, 2026.

Notary Public
My commission expires: May 8, 2029
[SEAL]

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **07/29/2026** (date of document).

Jami K Averwater

Affiant Signature

08/06/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **August**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

