Karen Johnson Davidson County
Batch# 1468064 AFFIDAVITH
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THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN W. CROW, II, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **NICHOLAS ADAMS** whose mailing address is **1307 Parkview Terrace Murfreesboro, TN 37128** , and **TERRY PEGRAM** whose mailing address is **21 Petigap Road McMinnville, TN 37110**.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **WILLIAM RALPH SELLERS, III**.

2. **WILLIAM RALPH SELLERS, III** died **June 10, 2026**, owning a parcel of real property located in Madison, Davidson County, Tennessee, as follows: **815 East Meade Ave. Madison, TN 37115 [MAP AND PARCEL: 051 04 0 153.00].**

3. **WILLIAM RALPH SELLERS, III** was unmarried at the time of his death as his wife, **JAN MARIE SELLERS,** predeceased him on July 3, 2019.

4. The decedent was survived by one adult child: **WILLIAM RALPH SELLERS, IV** whose address is **936 Shaman Crossing Murfreesboro, Tennessee.** As such, said child is the decedent's sole heir at law. All persons above named are at least eighteen (18) years of age.

5. The decedent had no other biological or adopted children during his lifetime.

6. The decedent died without a Last Will and Testament. Probate of the estate of **WILLIAM RALPH SELLERS, III** is not contemplated as all assets passed by operation of law,

and the estate is non-taxable.

7. This affidavit will confirm the vesting of title to the real property referenced above after the death of **WILLIAM RALPH SELLERS, III** in **WILLIAM RALPH SELLERS, IV,** vested with 100% interest in said property. The real property is owned by said individual in fee simple referenced in Paragraph (2) above.

8. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

FURTHER AFFIANT SAITH NOT.

IN WITNESS WHEREOF, the Affiant has executed this affidavit on this 13 day of August, 2026.

NICHOLAS ADAMS

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

SWORN TO AND SUBSCRIBED before me this 13th day of August, 2026.

Notary Public
My Commission Expires: 7-1-30

SHANDYN SMITH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

On this 13th day of August, 2026, before me personally appeared **NICHOLAS ADAMS**, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal.

Notary Public
My Commission Expires: 7-1-30

SHANDYN SMITH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

FURTHER AFFIANT SAITH NOT.

IN WITNESS WHEREOF, the Affiant has executed this affidavit on this 24 day of August, 2026.

Terry Pegram 8-24-26
TERRY PEGRAM

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

SWORN TO AND SUBSCRIBED before me this 24 day of August, 2026.

GINGER L. LEDBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: 19, 2026

Ginger L Ledbetter
Notary Public
My Commission Expires: 08-19-2029

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

On this 24 day of August, 2026, before me personally appeared **TERRY PEGRAM** to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal.

Ginger L Ledbetter
Notary Public
My Commission Expires: 08-19-2029

GINGER L. LEDBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: 19, 2026

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 8.13.26 (date of document).

Ariel Joaquin
Affiant Signature

8.31.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2026.

Jennifer Wheeler
Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY'S SEAL

MY COMMISSION EXPIRES: 11.5.29