Karen Johnson Davidson County
Batch# 1468909 AFFIDAVITH
09/04/2026 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260904-0082604

THIS INSTRUMENT PREPARED BY:
Jack E Gritton, Attorney
752 S. Church Street
Murfreesboro, TN 37130

AFFIDAVIT OF HEIRSHIP

Before me personally appeared, **BRENT A. McCAY ("Affiant")**, to me personally known, who being by me duly sworn, on oath did say that the Affiant is **over eighteen (18) years of age, and is familiar** with the family history of WALTER J. TIMOSCHUK III, who died with vested **interest in the following real property in** Davidson County, Tennessee:

> Being part of Block No. 3 **on the Map showing** G.T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in **Book 421, page 191, being** Lot Nos. 7 & 8 on the Plan of Mrs. Loula McPherson's Subdivision **of said part of Block No. 3, not of record,** described according to a survey made by Erie Drake, **County Surveyor, February 1, 1947, as follows:**
>
> Beginning on the southerly **margin of South Hamilton Road at the** northwest corner of the property conveyed to Sidney **A. Smith, by deed from Mrs. Louie McPherson,** of record in Book 1540, page 367, said Register's **Office,** being the corner of Lots **Nos.** 8 and 9; thence with the line between the said two **lots, southeastwardly** 174.8 feet **to a fence** line; thence with same, southwestwardly 100 feet **to the corner** of Lots 6 and 7; thence **with the** line between said two lots, northwestwardly 174.1 **feet to the** southerly margin of South **Hamilton** Road, thence with same, northeastwardly 100 **feet to the** beginning.
>
> Being the same property **conveyed** to Walter J. Timoschuk III **and** Basil E. Timoschuk as Custodian for Aaliyah R. **Timoschuk,** a minor child by **Executor's Quitclaim** Deed from Basil E. Timoschuk, as Executor **of the Estate** of Ava Nell Timoschuk, **dated** February 14, 2020 and recorded February 18, 2020 **at** 11:42 A.M. as Instrument **Number** 20200218-0017899, Register's Office of Davidson **County,** Tennessee.

1. Walter J. Timoschuk III died **intestate** on February 25, 2023, **a resident of** Rutherford County, Tennessee.
2. Walter J. Timoschuk III was **married** at the time of his death to **Cynthia** S. Timoschuk.
3. Walter J. Timoschuk III had **three (3) children** born unto **him; Walter J.** Timoschuk IV, Phillip S. Timoschuk and Julia S. Silva **all of whom** survive him to this day.
4. Walter J. Timoschuk III did not **ever in his lifetime** have any other **natural** or adopted children
5. The heirs-at-law of Walter J. **Timoschuk** III are his wife, Cynthia S. Timoschuk and his children, Walter J. Timoschuk IV, **Phillip S. Timoschuk** and Julia S. Silva.
6. I give this Affidavit from personal knowledge.

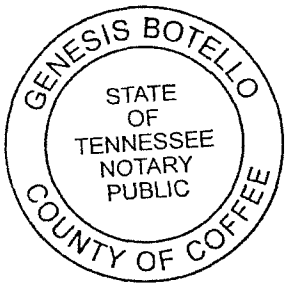
FURTHER, Affiants saith naught.

IN WITNESS WHEREOF, the **undersigned has executed this Affidavit** on this the 13 day of August, 2026.

Brent A. McCay

Brent A. McCay

Sworn to and subscribed before me this 13 day of August, 2026.

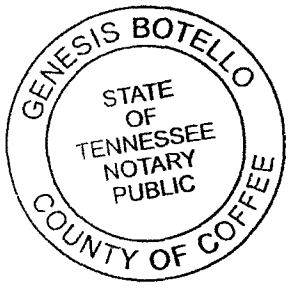


Notary Public
My Commission Expires: 11-25-2028

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Brent A. McCay, the signor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of August, 2026.



Notary Public

My Commission Expire: 11-25-2028

True Copy Certification

I, Jack E. Gritton II, 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 08/13/2026.

Affiant Signature

Date: 08/26/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26th day of August, 2026.

Jessica Joner

Notary Public

My commission expires: 05/17/2028

