AFFIDAVIT OF HEIRSHIP

Karen Johnson Davidson County
Batch # 1472407 AFFIDAVITH
09/14/2026 02:16:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085250

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map:**
Beverly Huddleston		**Parcel No.:**
Nashville, TN 37207	**Same**	**060-01-0A-021.00**

AFFIDAVIT AS TO HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND Day of September, before me personally appeared **Candace Booker, ("Affiant")**, who being by me duly sworn on oath, did say that Affiant is over eighteen (18) years of age, resides at 5017 Montclair Drive, Nashville, TN, 37211 and is familiar with the family history of **Sabrina (Renee) Coffman**, who was the co-owner of the property commonly known as **833 Sherwood Commons Way,** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 833, on the plan of Sherwood Commons Townhomes, a Townhome Planned Unit Development, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Sherwood Commons Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210201-0014214, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

And that said decedent, **Sabrina (Renee) Coffman, died intestate on August 12, 2026,** and that the place of residence and homestead, at the time of death was as follows:

833 Sherwood Commons Way, Nashville, TN 37207

Affiant further states that said deceased left surviving the following persons, as her only heirs at law:

(a) Mother: Beverly Huddleston
833 Sherwood Commons Way
Nashville, TN 37207

And Affiant further states that decedent, **Sabrina (Renee) Coffman,** was unmarried at the time of her death and left no children or adopted children or descendants of deceased children or adopted children.

I am aware that TENN. CODE ANN. 30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

Candace Booker, **Affiant**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Candace Booker (Affiant)**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2026.

George H. Thompson III, Notary

My Commission Expires: 01/22/2029

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

H.B. III

[redacted], Affiant

Subscribed and sworn to before me on this 2nd day of September, 2026.

Notary Public George H. Thompson, III My Commission Expires 01/22/2029.

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson