Karen Johnson Davidson County
Batch# 1475554 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20260921-0087612

This Instrument Prepared By:
Andrew J. Bellm, Esq.
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP

STATE OF NEW YORK)
COUNTY OF Suffolk)

On this 15 day of September, 2026, before me personally appeared **BRIAN VANCE** ("Affiant"), who having been duly sworn, deposes and says:

1. That he is at least eighteen (18) years of age.

2. The affiant was acquainted with **Andrew P. Poyner** ("Decedent") and his family and knows the herein stated facts to be true and accurate. The affiant is the former brother-in-law of the Decedent.

3. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 3622 Bellwood Drive, Nashville, Davidson County, Tennessee (the "Property"), which is more particularly described in Exhibit A attached hereto.

4. Decedent died intestate on November 9, 2024, leaving no surviving spouse and no children.

5. Decedent's father, Keath Poyner, and Decedent's mother, Lucille Vaughan Poyner, predeceased Decedent.

6. Decedent has two siblings, Vaughan K. Poyner and Emily Poyner Vance. Vaughan K. Poyner survived the Decedent. Emily Poyner Vance predeceased Decedent, leaving one child, Caroline P. Vance.

7. The only heirs at law of the Decedent were his brother, Vaughan K. Poyner, and his niece, Caroline P. Vance.

8. I swear that the above information is true and correct to the best of my knowledge, information and belief and that I have no interest in the subject of this affidavit.

Further, Affiant sayeth not.

Brian Vance

I, Brian Vance, make an oath that the above Affidavit is true to the best of my knowledge, information and belief.

Brian Vance

STATE OF NEW YORK)
COUNTY OF Suffolk)

Sworn to and subscribed before me this 5 day of September, 2026.

Notary Public

My commission Expires: June 24, 2028

NATHALIA GARCIA CANAS
Notary Public - State of New York
NO. 01GA0026117
Qualified in Suffolk County
My Commission Expires Jun 24, 2028

STATE OF NEW YORK)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRIAN VANCE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, being first duly sworn, acknowledged that he executed the within instrument for the purposes therein contained and swore to the truth of the matters therein contained.

Witness my hand, at office, this 15 day of September, 2026.

Notary Public

My Commission Expires: June 24, 2028

NATHALIA GARCIA CANAS
Notary Public - State of New York
NO. 01GA0026117
Qualified in Suffolk County
My Commission Expires Jun 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 22 of Block "B" as shown on the Plan of Bellwood, a subdivision of lots near Nashville, as of record in book 547, pages 149 and 150, Register's Office for said County.

Said lot No. 22 fronts 60 feet on the northerly side of Bellwood Drive and runs back on the westerly line 142.87 feet and on the easterly line 133.92 feet to a dead line, and shows 74 feet on said dead line.

Being the same real property conveyed to Keath Poyner and wife, Lucille Vaughan Poyner by deed from George Neil Bennett and wife, Jo Ann W. Bennett, of record in Book 4193, page 635, Register's Office for Davidson County, Tennessee. Keath Poyner died June 29, 2012, leaving Lucille Vaughan Poyner as the remaining tenant by the entirety. Lucille Vaughan Poyner died February 13, 2013, leaving Vaughan K. Poyner, Emily Poyner Vance and Andrew P. Poyner each with a one-third (1/3) interest in said property, as evidenced by Affidavit of Inheritance of record in Instrument No. 20130730-0079351, Register's Office for Davidson County, Tennessee.

Emily Poyner Vance died intestate on July 5, 2013, leaving her one-third (1/3) interest to Caroline P. Vance as her only heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. __202609210087611__, Register's Office for Davidson County, Tennessee.

Andrew P. Poyner died intestate on November 9, 2024, leaving his one-third (1/3) interest to his brother, Vaughan K. Poyner, and his niece, Caroline P. Vance as tenants in common.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 September 15, 2026

Affiant Signature

Date: September 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of September 2026.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 1, 2029

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