Karen Johnson Davidson County
Batch# 1478917 AFFIDAVITH
09/30/2026 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
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Prepared by:
W. Edward Porter IV
121 East Cedar Street
Goodlettsville, Tennessee 37072

Property address
3035 Mossdale Drive
Antioch, Tennessee 37013

AFFIDAVIT OF HEIRSHIP

Regarding James Eddie Justice and Real Property in Davidson County Tennessee

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Brevard)

Before me, the undersigned notary public, personally appeared Shelley Anne Justice (the "Affiant"), who, after being first duly sworn, states as follows:

1. My full legal name is Shelley Anne Justice. My current address is 2095 Montgomery Rd Melbourne, FL 32935
2. I am competent to make this Affidavit. I knew James Eddie Justice (the "Decedent") for approximately 13 years years as his friend. I have personal knowledge of the Decedent's family history and the facts stated below.
3. The Decedent was born on May 17, 1941, and died on October 4, 2025, while domiciled in Davidson County, Tennessee.
4. The Decedent died intestate. His estate has been opened in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 26P1531. Ashley Brown Justice was appointed Administrator by order entered September 9, 2026.
5. The Decedent was married to Joyce Nell Justice. She predeceased the Decedent on December 30, 2019. The Decedent did not remarry and was unmarried at the time of his death.
6. The Decedent had only two children, both of whom survived him: (a) Tilden Edward Justice, an adult son; and (b) Ashley Brown Justice, an adult son. The Decedent had no other biological or adopted children, and no child of the Decedent predeceased him leaving descendants.
7. At the time of his death, the Decedent's sole heirs at law were Tilden Edward Justice and Ashley Brown Justice. Under Tennessee intestate succession law, each succeeded to an undivided one-half interest in the Decedent's estate, subject to administration of the estate and the rights of creditors.
8. By Warranty Deed from B & C Rental Company, the property described in Exhibit A was conveyed to James Eddie Justice and wife, Joyce Nell Justice. The deed is recorded in Deed Book 7757, page 839, Register's Office for Davidson County, Tennessee.
9. Upon the death of Joyce Nell Justice, the Decedent became the surviving owner of the property. The property is commonly known as 3035 Mossdale Drive, Antioch, Tennessee 37013.
10. This Affidavit is made to establish the identity of the Decedent's heirs and the chain of title to the real property described in Exhibit A. It is an affidavit of facts and is not itself a deed or conveyance.

FURTHER AFFIANT SAYETH NOT.

Shelley Justice
Affiant signature

Shelley Justice
Printed name

NOTARY ACKNOWLEDGMENT

Sworn to and subscribed before me on this ____ day of _____, 20____, by _____.

See attached

Notary Public

My Commission Expires: _____

2026-339

Document Name: Affidavit of Heirship

SUBSCRIBED AND SWORN TO before me this 22nd day of September, 2026.

Michelle A Brown-Miller
NOTARY PUBLIC

MICHELLE A BROWN-MILLER
Notary Public, State of Florida
Commission# HH 603907
My comm. expires Nov. 21, 2028

My Commission Expires: 11/21/2028

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me by physical presence, the undersigned, a Notary Public in and for said County and State, SHELLEY JUSTICE, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brevard County, Florida, this 22nd day of September, 2026.

MICHELLE A BROWN-MILLER
Notary Public, State of Florida
Commission# HH 603907
My comm. expires Nov. 21, 2028

Michelle A Brown-Miller
NOTARY PUBLIC

My commission expires: 11/21/2028

Official Seal

Personally known ____ OR
Produced identification X Type of identification produced: FLDL

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 8-A, on the Plan of Cherry Hills, Section 11-A, as of record in Book 6250, page 233, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B & C Rental Company by deed from Carl Duck and wife, Bonnie Duck, and Lloyd Johnson and wife, Donna Johnson, of record in Book 6489, page 19, Register's Office for Davidson County, Tennessee.

Source of Title: Warranty Deed from B & C Rental Company to James Eddie Justice and wife, Joyce Nell Justice, recorded in Deed Book 7757, page 839, Register's Office for Davidson County, Tennessee.

Property Address: 3035 Mossdale Drive, Antioch, Tennessee 37013

Map and Parcel: Map 150-9, Parcel 66

Certificate of Authenticity

I, Katy Buck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered fr registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/22, 2026.

Katy Buck

Katy Buck

Date: 9/22/26

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of September, 2026.

Carol M Holmes

Notary's Signature

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 06/02/2030