(1)

Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

Karen Johnson
Batch # 1478949
09/30/2026 03:47:44 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20260930-0090330

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
Richard Leon Starks, Jr.
3819 Crouch Drive
Nashville, TN 37207

Send Tax Bills To:
OWNER

Map & Parcel:
059-14-0-136.00

STATE OF TENNESSEE
COUNTY OF Rutherford

RE: Property Described in
Instrument No. 20121115-0105144

We, Melvin Starks and Kathy Regenia Roberson, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge further depose and state:

1. Affiant was personally acquainted with the Decedent and is familiar with Decedent family history. Affiant was ✓ was not _____ related to the Decedent. Relationship if applicable: brother and sister.
2. Richard Leon Starks, Jr. died on the 16th day of September 2026.
3. Richard Leon Starks, Jr. was not married at the time of his death.
4. There are no children born (or legally adopted) by Richard Leon Starks, Jr.
5. The Decedent died (intestate), leaving no will for the distribution of his estate.
6. The Decedent received interest in the property 3819 Crouch Drive Nashville, TN 37207 as an heir for Betty J. Donnell, deceased. At the time of her death, Betty J. Donnell was survived by the following: Deceased Family Members: Pauline Hocket – sibling, deceased in infancy; Melvin Hocket – sibling – One child – Kimberly Hockett – deceased with no children; Barbara Hockett Starks Black – sibling – Three children: Richard Starks Jr., Melvin Starks and Kathy Regeina Starks Roberson; France Hockett Gordon – sibling – no children.
   Living Family Members: Richard Starks Jr., Betty J. Donnell's nephew – see Barbara Hockett Starks, Melvin Starks, Betty J. Donnell's nephew – see Barbara Hockett Starks, Kathy Regeina Starks Roberson, Betty J. Donnell's niece – see Barbara Hockett Starks. Refer to recorded heirship affidavit of record in Instrument No. 20241018-0081113 and Instrument No. 20241018-0081114.

This affidavit is given as an inducement for Stewart Title Company and Guaranty Title and Escrow Co. to insure the title to the above-described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company and Guaranty Title and Escrow Co. for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his/her making such a sworn statement commits a Class E Felony.

Witness my hand this the 28 day of September, 2026.

Melvin Starks
Affiant

Kathy Roberson
Affiant

Sworn to and subscribed before me this the 28 day of September, 2026.

Commission Expires: 4/15/2028 Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Starks and Kathy Regenia Roberson, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument or the purpose therein contained.

Witness my hand and official seal this the 28 day of September, 2023.

Notary Public
Commission Expires: 4/15/2028