Karen Johnson
Batch # 1480278
10/02/2026 09:55:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20261002-0090964

THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, #130
Franklin, TN 37067

OWNERS:

Map & Parcel: 135 00 0 138.00

Tracey Louise Coggin
365 Parmley Lane
Nashville, TN 37207

Dale Allen Warren
24 Robinson Street
Cabot, AR 72023

Joe Thomas Warren
517 Glenstone Springs Dr.
Clarkesville, TN 37207

Lisa Marie Fleming
4738 South Qualls
Adams, TN 37010

Rachel Diane Renfrom
5410 Highway 49
Vanleer, TN 37181

Brian Winfree
2400 Hickory Drive
Springfield, TN 37172

Joshua Raymer
8501 Mill Creek Lane
Hudson, FL 34667

Alexa Lynn Cornell
2609 Lee Drive
Pleasant View, TN 37146

Arlie Ray Chester
421 Lillie Belle Lane
Clarksville, TN 37042

Cash Oren Brooks
3748 Oakwood Church
Cedar Hill, TN 37032

SEND TAX NOTICE TO:
Tracey Louise Coggin
365 Parmley Lane
Nashville, TN 37207

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

The undersigned, TRACEY LOUISE COGGIN, residing at 365 Parmley Lane, Nashville, TN 37207, sister of Nancy Lynn Winfree, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On November 28, 2024, Nancy Lynn Winfree (the "Decedent") died in Robertson County, Tennessee.

3. At the time of Decedent's death, she resided at 3742 Oakwood Church Road, Cedar Hill, Tennessee.

4. Decedent died intestate.

5. At the time of her death, Nancy Lynn Winfree, owned a 8.33% interest in the following described property:

A tract of land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made October 22, 1948, by L.T. Cantrell, Surveyor, as follows:

BEGINNING at a spike in the center of Smith Springs Road, 301 feet easterly from the center of Murfreesboro Pike; thence north 1 deg. 33' E. 306 feet to a point in the northerly margin of the O. R. Slate land; thence south 69 deg. 11' E. 147 feet to a spike in the center of Reynolds Road; thence south 8 deg. 06' E. 253.6 feet to the center of Smith Springs Road; thence north 89 deg. 45' W. 109.85 to the beginning.

Being the same property conveyed to Joe T. Warren, Dale A. Warren, Tracy Warren Coggin, Nancy Warren Raymer, Lisa Warren Fleming, and Rachel Warren Renfro by Will from Patricia A. Warren. Patricia A. Warren died on August 24, 2024, and her Will was recorded on May 27, 2026, Instrument No. 20260527-0048000, Davidson County Register of Deeds.

6. The Decedent was unmarried and was the mother of three children, two of whom; Brian Winfree and Johsua Raymer, survived her. Decedent was predeceased by one child; Monica Chester, who died on August 24, 2022. Decedent had no other children, living or dead.

   Monica Chester was the mother of three children; Alexa Lynn Cornell, Arlie Rae Chester, and Cash Oren Brooks, all of whom survived her. Monica Chester had no other children, living or dead.

7. Decedent's 8.33% ownership interest in the above referenced property now vests as follows: Brian Winfree 2.77%; Joshua Raymenr 2.77%; Alexa Lynn Cornell .92%; Arlie Ray Chester .92%; and Cash Oren Brooks .92%.

This improved property known as 2014 Smith Springs Road, Nashville, TN 37217.

Signed this 24 day of September ,2026.

Further, Affiant Sayeth Not.

Tracey Louise Coggin
Affiant Signature
TRACEY LOUISE COGGIN, Affiant

State of TENNESSEE)

County of Davidson)

SWORN TO AND SUBSCRIBED before me on this 24 day of September, 2026.
Affiant Name

Notary Public

My Commission Expires: July 2 2029

(seal)

NOTARY STATEMENT

State of TENNESSEE)

County of Davidson)

Personally appeared before me or appeared before me by means of an interactive-two-way audio and video communication, pursuant to TCA 66-22-101(c)(2), the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named affiant, Tracey Louise Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of September 2026.

Notary Public

My Commission Expires: July 2 2029

(seal)

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.