Karen Johnson
Batch # 1480800
10/06/2026 08:27:13 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20261006-0091692

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
JUSTIN MCCABE
304 LEESA ANN COURT
HERMITAGE, TN 37076

DERIK MCCABE
921 WEST AVENUE
NASHVILLE, TN 37206

SEND TAX NOTICES TO:
JUSTIN MCCABE
304 LEESA ANN COURT
HERMITAGE, TN 37076

DERIK MCCABE
921 WEST AVENUE
NASHVILLE, TN 37206

MAP & PARCEL ID:
076 05 0 024.00

LEGAL REFERENCE #:
20081230-0123226

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Tennessee
COUNTY OF Davidson

On this 17 day of September, 2026, before me personally appeared _____, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Michael Anthony McCabe, ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is Maranda Carney ("Affiant").
2. I reside at 631 Miller Estates Rd. Smyrna, TN 37167.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Michael Anthony McCabe ("Decedent") are:

Long term family friend

5. The Decedent died in Nashville, Davidson County, Tennessee on March 19, 2026.
6. Virginia McCabe and Decedent divorced in 1991. Following the divorce, the Decedent did not remarry and was unmarried at the time of his death.
7. The Decedent had two (2) biological children in his lifetime:
   a. Son, Justin McCabe, 304 Leesa Ann Court, Hermitage, TN 37076
   b. Son, Derik McCabe, 921 West Ave. Nashville, TN 37206
8. The real property to which this *Affidavit* applies is located at 304 Leesa Ann Ct, Davidson County, Tennessee 37076 and is more fully described as:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Hidden Hills, of record in Book 4860, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McCabe, an unmarried man, by Warranty Deed from Walter G. Trapnell, III, dated December 30, 2008, of record in Instrument No. 20081230-0123226, Register's Office for Davidson County, TN.

This property is improved property known as 304 Leesa Ann Ct, Hermitage, TN 37076.

9. At the time of Decedent's death, the Decedent resided at 304 Leesa Ann Ct, Hermitage, TN 37076, Davidson County, Tennessee.

10. The Decedent did not leave a *Last Will and Testament*.

11. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

12. Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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 (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Signed this 17 day of September, 2026.

Maranda Carnes
Affiant

Sworn to and subscribed before me by MarandaCarnes ("Affiant") on this 17th day of September, 2026.

Notary Public

My Commission expires: 7/30/2029

GEORGIANNA WHITING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Individual Notary Acknowledgement

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maranda Carney, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 17th date of September, **2026.**

Notary Public

My Commission Expires: 7/30/2029

GEORGIANNA WHITING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY