Karen Johnson Davidson County
Batch# 1482500 AFFIDAVITH
10/08/2026 12:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20261008-0092611

PREPARED BY:

Windmill Title, LLC
7103 Bakers Bridge Ave #103
Brentwood, TN 37027

# AFFIDAVIT OF HEIRSHIP

Comes now, Tiffany Minnis (hereinafter referred to as "Affiant"), being first duly sworn, makes oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at (address):

1840 Georgia Street, Cape Girardeau, MO 63701

3. I personally knew John H. Drake (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship, neighbor, business relationship, etc.):

Kinship - Uncle

4. Decedent died on September 25, 2025 and was at that time a resident of Davidson County, Tennessee.

5. Decedent died without a will.

6. Decedent's marital status:

Decedent is survived by his/her spouse, Valrie Drake.

7. At date of death, Decedent owned the following described real estate:

4316 Ashland City Highway, Nashville, TN 37218;

being the same property further described on Exhibit A hereto.

8. The following persons are all** of the children born to or adopted by Decedent.

**List all children, living or deceased, including name, age and relationship:

John Alexander Drake

John Anthony Tyrelle Clark

9. [APPLICABLE ONLY IF** NO SURVIVING CHILDREN]: The following persons are all parents of Decedent.

**List all parents, living or deceased, including name, age and relationship:

N/A

10. [APPLICABLE ONLY IF** NO SURVIVING CHILDREN AND NO SURVIVING PARENTS]: The following persons are all of the children born to or adopted by any parent of Decedent.

** List all of the siblings of Decedent, living or deceased, including name, age and relationship:

N/A

11. [APPLICABLE ONLY IF** ANY PERSON IDENTIFIED IN PARAGRAPH 8, ABOVE, HAS DIED]: The following persons comprise all of the persons who are born to or adopted by Decedent, and who are presently deceased.

**List name, age, relationship to Decedent and date of death:

N/A

**List name, age, relationship of the persons who are children (natural or adopted) of deceased children (natural or adopted) of the Decedent as identified above:

N/A

12. [APPLICABLE ONLY IF** NO SURVIVING DESCENDANTS AND NO SURVIVING PARENTS AND ANY PERSON IDENTIFIED IN PARAGRAPH 10, ABOVE, HAS DIED]: The following persons comprise all children born to or adopted by any parent of Decedent, and who are presently deceased.

**List name, age, relationship to Decedent and date of death:

N/A

**List name, age, relationship of the persons who are children (natural or adopted) of deceased siblings of Decedent as identified above:

N/A

13. Additional information, if any, either known or understood to be true by Affiant:

Affiant Date 10/6/2026

NOTARY CERTIFICATION

STATE OF Missouri )
)
COUNTY OF Dunklin )

Before me, Emily M Brown, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal, this 6th day of October, 2026.

My commission expires: 1/19/2030

EMILY M BROWN
My Commission Expires
01-19-2030
NOTARY SEAL
Dunklin
County
Commission # 22611601
NOTARY PUBLIC - STATE OF MISSOURI

Emily M. Brown
Notary Public

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STATE OF Missouri )
)
COUNTY OF Dunklin )

Sworn to and subscribed before me this 6th day of October, 2026.

My commission expires: 1/19/2030

EMILY M BROWN
My Commission Expires
01-19-2030
NOTARY SEAL
Dunklin
County
Commission # 22611601
NOTARY PUBLIC - STATE OF MISSOURI

Emily M. Brown
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H Drake by Special Warranty Deed from Federal National Mortgage Association (Fannie Mae), by its duly authorized attorney in fact, Wilson & Associates, PLLC of record in Instrument No. 20100429-0032608 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on April 29, 2010.

# Certificate of Authenticity

I, Ryan Rafoth, 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

October 6, 2026
Date

Affiant Signature

10/6/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 6th day of October, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

