BILL GARRETT, Davidson County
Trans:T20120044009 AFFIDAVIT
Recvd: 06/14/12 12:28 2 pgs
Fees:12.00 Taxes:0.00
20120614-0052204

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNERS:	SEND TAX BILL TO:	TAX IDENTIFICATION NO:
Same 313 Doe Ridge Ct Nashville TN 37214	New owner	Parcel ID 122 01 0A 379.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES NOW the Affiant, Khoury Sturgis, being first duly sworn according to law, and being of lawful age and a resident of the City of Nashville, County of Davidson and State of Tennessee, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

(1) Cynthia Clare Sturgis (Decedent"), a resident of the City of Nashville, County of Davidson and State of Tennessee, who died on August 28, 2009 as evidenced by a copy of her death certificate attached to this Affidavit, held a fee simple interest in the following described real estate, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 45 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, said Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement" and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from James R. Carbine, Trustee of record as Instrument Number 20030804-0109883, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020725-00895575, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County Tennessee.

Subject to Easements/Agreement of record in Book 8332, Page 982, Instrument Number 20000612-0058346, Instrument Number 20000419-039023, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY:
Ralph Carter, Attorney at Law with MERRITT, WEBB, WILSON & CARUSO PLLC
215 Centerview Drive, Suite 263, Brentwood, Tennessee 37027

Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

(2) The Decedent died without a surviving spouse.

(3) The Decedent died leaving one (1) living biological child and heir at law: Khoury Dewitt Sturgis. The Decedent never adopted any children.

(4) The above-described real property is improved property, commonly known as 313 Doe Ridge Court, Nashville, Tennessee 37214.

(5) The source of the Decedent's ownership in said property is a warranty deed recorded as Instrument No. 20040114-0005681, Register's Office for Davidson County, Tennessee.

(6) This Affidavit will confirm the vesting of title to the subject real property, in fee simple absolute to Khoury Dewitt Sturgis.

Further, Affiant saith not.

Witness my hand this 18 day of May, 2012

Khoury Dewitt Sturgis, ~~Affiant~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Affiant, Khoury Dewitt Sturgis, to me known, or proven by satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 18 day of May, 2012

JULIANA W. MAYELLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Notary Public
My commission expires : 1-18-2016

THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE DRAFTER OF THIS DOCUMENT MAKES NO WARRANTY AS TO THE VERACITY OF THE INFORMATION CONTAINED HEREIN AND ASSUMES NO LIABILITY FOR ANY INACCURACIES IN THE INFORMATION SO PROVIDED.

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 as this Affidavit being used to evidence transfer of title to the property to a beneficiary.

THIS INSTRUMENT WAS PREPARED BY:
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