AFFIDAVIT OF HEIRSHIP
(REAL ESTATE)

THIS INSTRUMENT PREPARED BY:
Paul R. White, Attorney
Suite 360 M 222 Second Avenue, North
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150100753 AFFIDAVITH
Recvd: 11/30/15 08:53 3 pgs
Fees:17.00 Taxes:0.00
20151130-0120077

This space for Recorder use only.

Owner: John F. Howell, Sr.

Map-Parcel Nos: 130-8-A-2

Send tax notice to: John F. Howell, Sr.
2200 Harding Place, #2
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

John F. Howell, Sr., the undersigned, being duly sworn, deposes and says:

1. That he is a citizen and resident of Nashville, Davidson County, Tennessee.

2. That Margaret Ann Herring Howell was his wife.

3. That Margaret Ann Herring Howell died on September 25, 2015, a resident of Davidson County, Tennessee, and her Estate is being administered in the Probate Court of said County, under Docket No.: 15P-1710.

4. That Margaret Ann Herring Howell, at the time of her death, was owner together with the Affiant of a tenancy by the entireties in the herein below described real estate and Affiant now owns the fee simple interest in the hereinafter described real estate as survivor of a tenancy by the entireties with his wife, Margaret Ann Herring Howell:

Legal Description: 2200 Harding Place, #2, Nashville, TN 37215, more fully described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 2, of 2200 Harding Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 5971, Page 574, and amended in Book 5899, Page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John F. Howell and wife, Margaret H. Howell by deed from A. G. Kasselburg and spouse, Teri Doochin Kasselburg of record in Book 11718, Page 711, Register's Office for Davidson County, Tennessee.
Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan as shown on Exhibit "B" of the Master Deed and By-Laws, with Owner's Certificate, of Record in Plat Book 5971, Page 574, and amended in Book 5989, Page 549, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 5729, Page 877, Book 5971, Page 574, and Book 5989, Page 549, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. Any unpaid Metro County taxes, which have not been paid.

2. Any other matters as may appear of record in Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 2200 Harding Place, #2, Nashville, TN 37215.

5. That the property herein above described was owned by Margaret Ann Herring Howell as one of the tenants in the hereinabove described tenancy by the entireties, and was conveyed to the said John Floyd Howell, Sr. by Article II, page 1 of the probated Last Will and Testament of Margaret Ann Herring Howel of record in the Probate Court Clerk's Office of Davidson County, Tennessee under Docket No.: 15P-1710.

6. That Margaret H. Howell mentioned in the Warranty Deed of record in Book 1171, Page 711 of the Register's Office for Davidson County, Tennessee, and Margaret Ann Herring Howell are one and the same persons.

7. That this affidavit is freely given to help establish and reflect the current ownership of this real estate formerly belonging to John F. Howell, Sr. and wife, Margaret H. Howell, as tenants by the entireties, in Davidson County Tennessee.

8. That the said Margaret Ann Herring Howell was not a recipient of TennCare benefits, and the total value of her assets at the time of her death was less than $ 1,401,000.00 and thus there was no liability for the payment of federal Estate or State of Tennessee Inheritance taxes.

9. Affiant further states, upon oath, that the actual consideration for this instrument is $ 0.

10. This Affidavit is being given pursuant to *Tenn. Code Ann.* § 30-2-712.

Further the Affiant saith not.

John F. Howell, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared John F. Howell, Sr., the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 17th day of November, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8 January 2019

PAUL R. WHITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.