This Instrument Prepared by:
Foundation Title & Escrow Series, LLC
30 Burton Hills Blvd., Ste. 210
Nashville, TN 37215
(615) 665-8880

Re: 2102 Fernwood Drive
Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 174157 AFFIDAVITH
12/14/2018 10:57:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181214-0121788

AFFIDAVIT OF HEIRSHIP

STATE OF New Hampshire
COUNTY OF Hermack)

1. My name is Joan Heartz. I am an adult resident of the State of New Hampshire, and being well-acquainted with Jonathan Latti and his daughter, Shannon Ellen Ospina, I am competent to give the testimony in this sworn Affidavit. Jonathan Latti was my half-brother thus I had known Jonathan Latti for approximately 74 years.

2. Jonathan Latti was previously married to June Latti but was divorced from her at the time of his death. Jonathan and June had one sole child, Shannon Ellen Ospina. This is Mr. Latti's only child. He is survived by his daughter, Shannon Ellen Ospina.

3. To my knowledge, Jonathan Latti died without a will.

4. The sole heir at law of Jonathan Latti is his daughter, Shannon Ellen Ospina.

4. Jonathan Latti owned a full undivided interest in the property located at 2102 Fernwood Drive, Nashville, TN 37216 at the time of his death. This property was purchased by Mr. Latti subsequent to the divorce between Jonathan Latti and June Latti.

5. The home at 2102 Fernwood Drive is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Dalewood Subdivision, Secton 3, recorded in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leah L. Henley by quitclaim deed from Roger D. Roberson, dated February 25, 1994 and filed of record in Book 9259, page 648, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jonathan Latti from Leah Henley by warranty deed on April 30, 2004 and recorded as 20040505-0051338 on May 5, 2004 in the Davidson County Register of Deed's Office.

6. Jonathan Latti died intestate on October 6, 2018, leaving, Shannon Ellen Ospina., his adult daughter, as his sole heir at law.

Joan Heartz

Joan Heartz

Now having first been sworn, the above named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

Vicki M. Fabbri

Notary Public

My commission expires: Jan. 10, 2023

STATE OF NEW HAMPSHIRE NOTARY PUBLIC

OFFICIAL SEAL
VICKI M. FABBRI
NOTARY PUBLIC - NEW HAMPSHIRE
My Comm. Expires Jan. 10, 2023