THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
4525 Harding Pike, Suite 200
Nashville, TN 37205

OWNERS: Kimberly Renee Prichard &
Christopher Shawn Prichard

Map & Parcel No.:161-11-0A-218.00 CO

SEND TAX NOTICE TO:
Kimberly Renee Prichard
Christopher Shawn Prichard
707 Thurrock Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 204823 AFFIDAVITH
03/12/2019 10:42:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190312-0022476

AFFIDAVIT OF HEIRSHIP
(Tennessee Code Annotated §30-2-712)

STATE OF ~~TENNESSEE~~)
COUNTY OF Putnam)

The undersigned Jewell Miller, being duly sworn, deposes and says:

1. My Friend/In-law Rose Mary Stegall, now deceased, was a widow (her husband, William T. Stegall, having died on September 24, 2012), and the mother of Kimberly Renee Prichard, her only child. When Ms. Stegall died on October 16, 2018, she was a resident of Davidson County, Tennessee. The death certificates of William T. Stegall and Rose Mary Stegall are attached hereto.

2. No estate was administered for Rose Mary Stegall or William T. Stegall.

3. Upon the death of William T. Stegall, Rose Mary Stegall inherited his share of the below-described real property, making Rose Mary Stegall a 50% owner.

   Land in Davidson County, Tennessee, being Lot No. 218, on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with one membership in Huntington Ridge Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee and all obligations and privileges thereunto belonging or anywise appertaining to said membership.

   Being the same property conveyed to William T. Stegall and wife, Rose Mary Stegall, Christopher Shawn Prichard and wife Kimberly Renee Prichard by Quitclaim Deed

from Rose Mary Stegall, a.k.a. Rosemary Stegall, of record in Instrument Number 20080423-0041622 in the Register's Office for Davidson County, dated April 23, 2008.

4. The 50% interest in the above-described real property owned by the parents of Kimberly Renee Prichard, William T. Stegall and Rose Mary Stegall, which now passes to her, making Kimberly Renee Prichard the owner of an undivided 75% interest in 439 Huntington Ridge Drive, Nashville, Tennessee 37211.

   This conveyance is made subject to any and all matters, restrictions and/or easements of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is known as 439 Huntington Ridge Drive, Nashville, Tennessee 37211.

Signed this 3rd day of December 2018.

Jewell Miller
Affiant

State of Tennessee
County of Putnam

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Jewell Miller 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 the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal at my office in said County, on this 3rd day of Dec, 2018.

ROBERT E. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

Robert E. Miller
Notary Public

My Commission Expires: 4/19/2021

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, the affidavit being used to evidence transfer of title to the property to beneficiaries.