This Document Prepared By:
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2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

AFFIDAVIT OF HEIRSHIP

State of Tennessee)
County of Davidson)

I, Janice A. Albright ("Affiant"), after being first duly sworn on oath, state that I am of lawful age and that the following statements are based upon my personal knowledge:

1. I am the niece of Joyce G. Arnold (Decedent).

2. Decedent died on May 30, 2016

3. Decedent owned property located at 8926 Sawyer Brown Rd, Nashville, TN 37221, the legal description of which is attached hereto as Exhibit A, at the time of her death.

4. Decedent and her deceased husband, Cecil F. Arnold, Jr., acquired this property as tenants by the entirety on June 10, 2010, by warranty deed of record as Instrument No. 20100615-0046357, Register's Office for Davidson County, Tennessee (the "Property").

5. Cecil F. Arnold died on July 23, 2011, leaving Decedent as the surviving tenant by the entirety and, consequently, as the sole owner in fee of the Property.

6. Decedent's sole heir at law is her son, Phillip Carey Arnold, who, by the Tennessee laws of intestacy, became the sole owner of the Property at Decedent's death.

7. This Affidavit of Heirship is freely given pursuant to T.C.A. § 30-2-712, to help establish and reflect the heirship with respect to real property owned by Joyce G. Arnold and located 8926 Sawyer Brown Rd., Nashville, TN 37221.

Further Affiant Saith Not.

Janice A. Albright

Sworn to and subscribed before me this 17th day of January, 2019.

Commission Expires: 7/5/2021

Notary Public

Rebecca L. McFadden
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 5, 2021

Karen Johnson Davidson County
Batch# 215900 AFFIDAVITH
04/10/2019 09:27:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190410-0032532

Exhibit A

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 8926, TOGETHER WITH THE CARPORT DESIGNATED NO. 8926-C, IN RIVER PLANTATION, SECTION IX, PHASE II-F, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 7900, PAGE 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061 PAGE 341, AS AMENDED IN BOOK 9326, PAGE 713, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED IN ANNEXATION DOCUMENT OF RECORD IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 8061, PAGE 341-346 AND ANNEXATION DOCUMENT IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS CONVEYANCE IS ALSO SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER PLANTATION SECTIONS 8-11 UMBRELLA ASSOCIATION, INC., OF RECORD IN BOOK 7389, PAGE 924, AND ANNEXATION DOCUMENTS OF RECORD IN BOOK 8494, PAGE 628, BOOK 8591, PAGE 251, BOOK 8666, PAGE 319, BOOK 8844, PAGE 642, AS AMENDED IN BOOK 8975, PAGE 89, BOOK 9053, PAGE 256, AND BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR SAID COUNTY.