Karen Johnson Davidson County
Batch# 240142 AFFIDAVITH
06/07/2019 08:35:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190607-0054448

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Paul Anthony Sullivan, Sr., and Christa Leah Demonbreun	Same	095 03 0A 005.00
368 Merrifield Way		
Winston NC 27127-9195		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is improved property known as: **2258 Lebanon Rd., Unit #5, Nashville, Davidson County, Tennessee 37214.**

AFFIDAVIT OF HEIRSHIP

The Affiant, PAUL ANTHONY SULLIVAN, SR., having been duly sworn according to law, deposes and says:

1. ESTELLE R. SULLIVAN, unmarried, owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being unit No. 5, as shown on the Plan of Magnolia Square Condominium of record in Book 6685, Pages 275, & 276, Register's Office for Davidson County, Appended as Exhibit "B" to the Master Deed establishing a horizontal property regime, to which reference is hereby made.
>
> Being the same property conveyed to ESTELLE R. SULLIVAN, unmarried, by warranty deed from Charles H. Turner and wife, Virginia W. Turner, of record in Book 6701, Page 622, in the Register's Office for Davidson County, Tennessee.
>
> This is the same description as in the previous deed of record.

This is improved property known as: **2258 Lebanon Rd., Unit #5, Nashville, Davidson County, Tennessee 37214.**

2. ESTELLE R. SULLIVAN died testate on November 7, 2018. She was Ninety-three (93) years of age when she died. The Last Will and Testament of ESTELLE R. SULLIVAN, dated February 11, 2015, was probated in the Probate Court for Davidson County, Tennessee, as case #19P-786. The Last Will and Testament of

ESTELLE R. SULLIVAN was admitted to probate and a certified copy is being filed simultaneously herewith. In said Last Will and Testament, Decedent devised all of her interest in the real property located at **2258 Lebanon Rd., Unit #5, Nashville, Davidson County, Tennessee 37214.** to PAUL ANTHONY SULLIVAN, SR., and CHRISTA LEAH (SULLIVAN) DEMONBREUN, equally and in fee simple.

4. Further, Affiant saith not.

Paul A Sullivan Sr

PAUL ANTHONY SULLIVAN, SR.

STATE OF NORTH CAROLINA)
COUNTY OF Davidson **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL ANTHONY SULLIVAN, SR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Thomasville (City), NORTH CAROLINA, this 31st day of May 2019.

Lisa B. Dehart

NOTARY PUBLIC

My commission expires: 10/28/23

