This Instrument Prepared By:
Harlan Dodson
Dodson Parker Behm & Capparella PC
1310 Sixth Avenue North
Nashville, Tennessee 37208
(615) 254-2291
(615) 726-2241 (facsimile)

Karen Johnson Davidson County
Batch# 317043 AFFIDAVITH
11/18/2019 02:29:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191118-0118794

AFFIDAVIT OF HEIRSHIP
AS TO DONNIE MALONE, DECEASED
RELATING TO REAL ESTATE LOCATED AT 1423 LEWIS ROAD
IN DAVIDSON COUNTY, TENNESSEE
AND PERSONAL PROPERTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Donnie Malone, a/k/a Donnie Lewis Malone (hereinafter "Decedent") owned real property located at 1423 Lewis Road, Madison, Tennessee, and more particularly described below, on the date of his death on November 7, 2019 in Nashville, Davidson County, Tennessee.

The Decedent died intestate and was survived by the undersigned, his daughter, Brandi Lee Malone. Brandi Lee Malone is the Decedent's sole heir at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated § 31-2-101, et seq. Pursuant to the Warranty Deed recorded in the Register of Deed's office in Davidson County, Tennessee, in Instrument No. 20130903-0092274, Donnie Malone owned a one hundred percent (100%) undivided interest in the improved property known as 1423 Lewis Road, Madison, Tennessee, (Map/Parcel Number 051100D10100CO).

The above-mentioned real property owned by the Decedent on the date of his death and located at 1423 Lewis Road, Madison, TN 37115, is more particularly described as follows:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:
>
> A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 447, as amended in Book 6200, page 558, both in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Oakland Trace Condominiums, Section II, a horizontal property regime established by Master Deed of record in Book 7111, Page 295, and amended in Book 7302, page 648, Register's Office.

Being the same property conveyed to Donnie Malone, unmarried, by Olivia E. Jeffries, unmarried by Warranty Deed of record in Instrument No. 20130903-0092274 on September 3, 2013.

This is improved real property known 1423 Lewis Road, Madison, TN 37115.

This Affidavit of Heirship is given pursuant to Tennessee Code Annotated § 30-2-712.

Further Affiant saith not.

BRANDI LEE MALONE

BUFORD BRIAN CLINTON

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 **BRANDI LEE MALONE**, the within named bargainor, 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 she 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 this 15th day of November, 2019.

My Commission expires: _____

Notary Public

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 **BUFORD BRIAN CLINTON**, the within named bargainor, 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 his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 15th day of November, 2019.

My Commission expires: _____

Notary Public

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax and Tennessee Code Annotated § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.