This instrument was prepared by:
Beck & Beck Attorneys
4205 Gallatin Road
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 355588 **AFFIDAVITH**
02/10/2020 09:03:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200210-0014813

ADDRESS OF NEW OWNER:
Lena L. Phillips
1111 Tuckahoe Square East
Nashville, TN 37216

SEND TAX BILLS TO:
Lena L. Phillips
1111 Tuckahoe Square East
Nashville, TN 37216

MAP and PARCEL: 041 15 0 112.00

AFFIDAVIT OF HEIRSHIP AS TO THE HEIRS OF STEVE PHILLIPS JOINT TENANT VICTOR MONTANO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Affiant, **LENA L. PHILLIPS ,** after first being duly sworn, states that she is an adult citizen and resident of Nashville, Davidson County, Tennessee and is the only surviving Joint Tenant of **STEVE PHILLIPS, WIFE LENA L. PHILLIPS and VICTOR MONTANO**. **STEVE PHILLIPS** passed away on July 21, 2019, and. **VICTOR MONTANO** passed away on Janurayr 4th, 2020. This Affidavit is to correct the record of the Register of Deeds, Davidson County, Tennessee as it pertains to 109-111 Tuckahoe Square East, Nashville, TN 37207.

VICTOR MONTANO, STEVE PHILLIPS and LENA L. PHILLIPS owned certain real property known as 109-111 Tuckahoe Square East., Nashville, TN 37207, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Plan of Tuckahoe Square, of record as Plat Book 6250, page 303, 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 Victor Montano and Steve Phillips and wife, Lena Phillips, by Special Warranty Deed from Federal National Mortgage Association, Instrument No. 20090107-0001526.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by **VICTOR MONTANO, STEVE PHILLIPS and LENA L. PHILLIPS,** in Davidson County, Tennessee, or elsewhere and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee described as follows:109-111 Tuckahoe Square East, Nashville, TN 37207.

Under penalties of perjury the undersigned makes this Affidavit contained in the foregoing statement.

FURTHER AFFIANT SAITH NOT.

Lena L. Phillips

LENA L. PHILLIPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lena L. Phillips, a Notary Public in and for said County and State, the within named LENA L. PHILLPS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 3 day of February 2020.

NOTARY PUBLIC
My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022