THIS DOCUMENT PREPARED BY:

John D. Kitch, Attorney at Law
Cornelius & Collins LLP
511 Union Street, Suite 1500
P.O. Box 190695
Nashville, Tennessee 37219

Owner: Lou Ann Hughes
112 Needles Court
Nashville, Tennessee 37214

Send tax notice to: Lou Ann Hughes
112 Needles Court
Nashville, Tennessee 37214

Map 97-13
Parcel 15

AFFIDAVIT OF INHERITANCE

Karen Johnson Davidson County
Batch# 396654 **AFFIDAVITH**
05/06/2020 02:27:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200506-0047313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Wayne L. Hughes and Mary D. Hughes were husband and wife and owned the property referenced in this Affidavit as tenants by the entireties. Mary D. Hughes died on February 20, 2005, a resident of Davidson County, Tennessee, and therefore Wayne L. Hughes became the fee simple owner of the subject property by operation of law. Wayne L. Hughes died June 21, 2018, a resident of Davidson County, Tennessee, leaving a Last Will, duly probated in the Probate Court of Davidson County, Tennessee, #18P-121, which devised the property referenced in this Affidavit to Lou Ann Hughes, and therefore Lou Ann Hughes has become the fee simple owner of the subject property by operation of law:

> BEING Lot No. 123, of the plan of Section Two, Larchwood, as of record in Book 5200, pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING a part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr., of record in Book 5875, page 587, said Register's Office.
>
> BEING the same property conveyed to Wayne L. Hughes and wife, Mary D. Hughes by deed from Frank C. Batson and wife, Judy W. Batson, of record as ID number 903195, said Register's Office.

This property is known as 112 Needles Court, Nashville, Tennessee 37214.

Tenn. Code Ann. § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-409(a)(5) further provides that the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

LOU ANN HUGHES

Personally appeared before me, the undersigned authority, the within named Lou Ann Hughes, with whom I am personally acquainted (or who provided satisfactory proof of identity), and who, after being duly sworn, did swear, state or affirm that she had read the foregoing document for the purposes therein contained and acknowledged that it is true based on her personal knowledge.

IN WITNESS HEREOF I have hereunto set my hand and seal at my office in said county on this 27 day of April, 2020.

NOTARY PUBLIC

My commission expires: Sept. 7, 2021.

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021