Karen Johnson Davidson County
Batch# 415124 AFFIDAVITH
06/15/2020 03:55:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200615-0061437

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

MARCELA SODERBERG
MY COMMISSION # FF 999980
EXPIRES: June 7, 2020
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00

Brad Borkowski

Brad Borkowski

Subscribed and sworn to before me, this 1 day of June 2020.

NOTARY PUBLIC
My Commission Expires: Jun 7, 2020

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BRIAN GOODHEART 2115 Yeaman Place Apt. 213 Nashville, TN 37206	New Owner	Map & Parcel: 082 15 0A 023.00

AFFIDAVIT OF HEIRSHIP

1. My name is Brad Borkowski ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I was the fiancé of Mary L. Goodheart ("Decedent") and have known Mary L. Goodheart and her family for a period of sixteen (16) years.

3. Decedent died intestate on December 13, 2019 as a resident of Sumner County, Tennessee. A copy of the Certificate of Death is attached hereto as **Exhibit 1.**

3. Decedent owned a certain parcel of improved real property at the time of death, which is located at **2115 Yeaman Place, Apt 213, Nashville, TN 37206** (the "Property") and more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 213 and Parking Space 96, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656; 20070424-0048607; 20080411-0036927; 20080512-0048553; 20081120-0114262; 20110921-0073283; 20111209-0092827; 20120409-0030284; and 20120820-0074741, in the Register's Office, Davidson County, Tennessee, to

which master deed reference is hereby made for a more particular description of said unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being the same property conveyed to the Mary L. Goodheart Revocable Living Trust dated 10/4/00 from Jordon E. Bean by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20130524-0052803.

5. Decedent died unmarried and without a will. Decedent had only one child, Brian Goodheart (Affiant). Affiant is Descendant's sole heir-at-law pursuant to Tenn. Code Ann. § 31-2-104.

6. A Probate Estate has not been opened, and it is not anticipated that one will be opened.

7. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the Property vested in Affiant immediately upon death. As of the filing of this Affidavit, ownership of the Property remains vested as follows:

Brian Goodheart – 100% interest.

FURTHER AFFIANT SAYETH NOT.

SWORN this 1 **day of** June. **2020.**

Brad Borkowski

STATE OF Florida.)
COUNTY OF Broward.)

Now having first been sworn, the above-named Brad Borkowski, Affiant, appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 1 day of June 2020.

Notary Public

My commission expires: June 7, 2020

MARCELA SODERBERG
MY COMMISSION # FF 999980
EXPIRES: June 7, 2020
Bonded Thru Notary Public Underwriters