Karen Johnson Davidson County
Batch# 551294 AFFIDAVITH
01/11/2021 09:38:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210111-0004442

This instrument prepared by:

J. Terry Price
Guenther, Jordan & Price
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172
(615) 329-2100

Map: 142-03-0-A
Parcel: 349.00

AFFIDAVIT OF HEIRSHIP

I, Martha Carlson, after being duly sworn, depose and say as follows:

1. My name is Martha Carlson and I am an adult. My address is 351 Twin Oaks Drive, Kingston Springs, Tennessee 37082.

2. I have known the Mary L. Owen, also known as Mary Aust Owen and Mary Owen, and her husband, Donald Robertson Owen, family for over thirty years.

3. Mary L. Owen and Donald Robertson Owen were married until his death on July 8, 1991. Mary L. Owen and Donald Robertson Owen only had three children at any time during their lives whose names are Robert Chandler Owen, Susan Elizabeth Farmer, and David Lawrence Owen . Mary L. Owen did not have any other children after Donald Robertson Owen's death.

4. After Donald Robertson Owen died, Mary L. Owen, unmarried, purchased in August of 2001, a certain parcel of real property in Davidson County, Tennessee known as 349 Deer Lake Drive, Nashville, Tennessee 37221. It is more particularly described as follows:

> Unit No. 349 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5215, page 207, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being the same property conveyed to Mary L. Owen, unmarried, by Warranty Deed as Instrument Number 20010906-0096920, Register's Office for Davidson County, Tennessee.

5. Mary L. Owen died, unmarried, and intestate in Davidson County, Tennessee, on March 3, 2020.

6. An Order Authorizing Small Estate Administration was entered on May 28th, 2020, with a Small Estate Affidavit for Asset Distribution attached, in the Probate Clerk's Office for Davidson County, Tennessee. In section 13 of the sworn affidavit it was certified that the children of Mary L. Owen (also known as Mary Aust Owen), Robert Chandler Owen, Susan Elizabeth Farmer, and David Lawrence Owen, are the sole heirs at law and the sole residuary beneficiaries of Mary L. Owen and, as such, are now joint owners of the above real property under the Tennessee laws of descent and distribution.

7. There were and are no debts or claims against Mary L. Owen which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

8. There were and are no federal, state, or local taxes, including death taxes on the estate of Mary L. Owen, which constitute a claim or lien against the property described above.

Dated this 7 day of January, 2021.

Martha Carlson
MARTHA CARLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said county, personally appeared Martha Carlson, who after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of her knowledge, information, and belief.

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

NOTARY PUBLIC My Commission Expires: September 24, 2024