Karen Johnson Davidson County
Batch# 554695 AFFIDAVITH
01/14/2021 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210114-0006711

This instrument prepared by:
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Re: 2601 Hillsboro Road # F-5
Nashville, TN 37212

Map & Parcel 11703008400 CO

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned Affiant, Phillip Anthony Sparrow, being first duly sworn, deposes and states, under oath, as follows:

1. B.A. Marable a/k/a Betty M. Brown died on April 12, 2020. She was married at the time of her death to Lytle Brown, III.

2. B.A. Marable a/k/a Betty M. Brown was survived by her husband, Lytle Brown, III, a son Lytle Brown, IV and a daughter Nancy Sparrow.

3. B.A. Marable a/k/a Betty M. Brown was the owner of the following parcel of real estate when she died:

> Being Unit F-5 on the Plan of the Villager Condominium Apartments, Revised of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to B.A. Marable by deed from Helen B. Jean of record in Instrument 20160902-0092596, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 2601 Hillsboro Road, Unit F-5, and Nashville, TN 37212.

4. B.A. Marable a/k/a Betty M. Brown had no other living children, except for the two children named herein.

5. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712 to demonstrate that her heirs have fee simple absolute title to the above-described real properties. The undersigned acknowledges that he/she has executed this affidavit of his own free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

6. The Affiant knew B.A. Marable a/k/a Betty M. Brown for 36 years as Son-in-Law

Further the Affiant Saith Not.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Phillip Britton Sparks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of January, 2020.

Notary Public
My Commission Expires: 03-08-2021

TIFFANY B. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

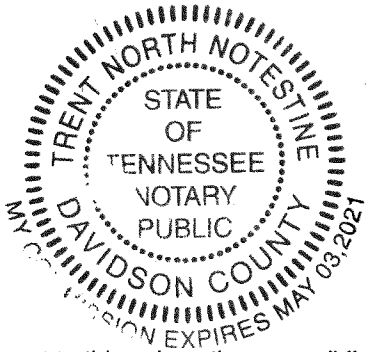
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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