This Instrument Prepared By:

P. Marlene Boshears, Esq.
3326 Aspen Grove Drive
Suite #304
Franklin, Tennessee 37067
Ph: (615) 601-0529

Karen Johnson Davidson County
Batch# 558698 AFFIDAVITH
01/22/2021 08:20:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210122-0009469

AFFIDAVIT OF HEIRSHIP TO REAL ESTATE
MADE PURSUANT TO TENNESSEE CODE ANNOTATED § 30-2-712

The Undersigned, Juli-Kay Baumann, after being duly sworn according to law, being 18 years of age or older, and being of sound mind, and as permitted under Tennessee Code Annotated § 30-2-712, makes oath as follows:

1. I reside at 2205 Osburn Road in Arrington, Tennessee 37014.

2. I have personal knowledge of the matters set forth herein, and this affidavit is made for the purpose of establishing the record of heirship to my sister, Jodeen Rae Baumann, right of intestate succession to the following described property being a tract of land of which she died seized and possessed, *to wit*:

601 Old Hickory Boulevard, Unit #38
Brentwood, Tennessee 37027

3. The said tract of land is shown as

Land in Davidson County, TN, BEING Unit #38, on the plan of Phase 2, section 6, Townhomes of Fredericksburg, of record in Plat Book 9700, pages 953 and 954, Register's Office in Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jodeen Rae Baumann, by warranty deed from David G. Knouff and Linda D. Knouff, of record at Instrument No. 200030519-0067759, Register's Office in Davidson County, Tennessee, dated May 14, 2003.

4. Jodeen Rae Baumann was the child and issue of her Father, Kenneth Gordon John Baumann and her Mother, Gay Marie Gille Baumann, both of 1925 Lilac Lane in Steven's Point, Wisconsin 54882.

5. Jodeen Rae Baumann died August 18, 2020. At the time of her death, she was in possession of the said tract of land as a sole owner.

6. Jodeen Rae Baumann died August 18, 2020, and at the time of her death she had not married, had no children, and was in exclusive, open, continuous and uninterrupted possession thereof since May 14, 2003.

7. Jodeen Rae Baumann died intestate.

8. At the time of her death, her parents, Gay Marie Gille Baumann and Kenneth Gordon John Baumann, are the sole heirs of Jodeen Rae Baumann.

9. As provided under Tennessee Code Annotated § 31-2-103, title to the said tract of land vested in them as the sole heirs of Jodeen Rae Baumann at the moment of Jodeen Rae Baumman's death.

10. Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax and Tennessee Code Annotated § 67-4-409(a)(5) further provides that the valuation oath is unnecessary, the affidavit used only to evidence a transfer of title to the said tract of land to the beneficiary.

WITNESS my hand this 18th day of January 2021.

Juli-Kay Baumann

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named, Juli-Kay Baumann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this 18th day of January 2021.

Notary Public

My Commission Expires: 03/19/2023

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-19-2023