This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 573899 AFFIDAVITH
02/12/2021 11:12:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020271

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

Comes the affiant, Efosa Okunbor, being first duly sworn according to law, and being of lawful age and a resident of Antioch, Davidson County, Tennessee and pursuant to Tennessee Code Annotated, Section 30-2-712, and hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Lorretta Onaghinor was the wife of Dominic Nosa Onaghinor (hereinafter referred to as "Decedent").

2. Decedent was married to Lorretta Onaghinor at the time of his death. They had four (4) children from this marriage, Comfort Onaghinor, Gorretti Onaghinor, Theo Onaghinor and Pius Onaghinor.

3. Decedent died on February 9, 201, leaving Lorretta Onaghinor as the sole owner of the real property known as 2616 Oak Forest Drive, Antioch, Davidson County, Tennessee 37013 (hereinafter referred to as the "Property") because it was marital property purchased during the term of the marriage. Decedent's estate was not probated because his only assets were marital property and other personal property that transferred automatically by operation of law.

4. At the time of his death, the Decedent co-owned the Property with Lorretta Onaghinor but he was the only mortgagee. The Property is more particularly described in Instrument No.: 20040607-0066605, Register's Office for Davidson County, Tennessee as follows:

> Being Lot No. 62 on the Plan of Section Three, Chelsea Village Addition, of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Being the same property conveyed to Marcus T. Willey and wife, Laura K. Willey by Warranty Deed from Butler Builders, LLC dated November 27, 1996 and filed for record in Book 10278, Page 642, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Dominic Onaghinor and wife Lorretta Onaghinor by Warranty Deed from Marcus T. Willey and wife, Laura K. Willey dated June 3, 2004 and filed for record in Instrument No.: 20040607-0066605, Register's Office for Davidson County, Tennessee.

The said Dominic Onaghinor is now deceased, having died intestate leaving as the sole owner of the Property, Lorretta Onaghinor.

5. This affidavit will confirm the vesting of title to the real property located a t2616 Oak Forest Drive, Antioch, Tennessee 37013 to Lorretta Onaghinor.

Further Affiant saith not.

Dated this 5th day of February, 2021.

EFOSA OKUNBOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Efosa Okunbor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his free act and deed.

Subscribed and sworn to before me this 5th day of February, 2021.

Notary Public

My Commission expires: March 17, 2021.

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

[INTENTIONALLY LEFT BLANK]