THIS INSTRUMENT WAS PREPARED BY:
SHARON CONNOR, BPR #034189
6688 Nolensville Rd, Suite 108-177;
Brentwood, TN 37027
(615) 557-3097
(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch# 587510 AFFIDAVITH
03/09/2021 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210309-0030573

AFFIDAVIT OF HEIRSHIP

Pursuant to Tenn. Code Ann. § 30-2-712

Address of New Owner	**Send Tax Bills To:**	**Map / Parcel**
Erin Higgins, Megan Sturdevant & Amanda Peirick 448 Siena Drive Nashville, TN 37205	Same	129-11-0A-448.00-CO

Comes now **MARY CORBY** (hereinafter "Affiant"), after first being duly sworn, states that she is an adult citizen and residing at 7661B Charlotte Pike, Nashville, Davidson County, Tennessee, being sixty (60) years of age (DOB 10/05/1960). Affiant would state that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. On September 15, 2020, **PAUL JOSEPH HIGGINS** ("the Decedent") died at the age of seventy-one (71) years, a citizen and resident of Davidson County, Tennessee.
2. Decedent was unmarried at the time of his death.
3. Affiant further states that Decedent died intestate and was survived by his three biological children: Erin Higgins (daughter), Megan Sturdevant (daughter), and Amanda Peirick (daughter).
4. Decedent did not have any children or adopted children who predeceased him and did not have any children of any predeceased children or adopted children.
5. The estate of Decedent was administered in the Probate Court of Davidson County.

6. Affiant is aware of these facts because s/he is an friend of the Decedent and knew the Decedent and his daughters for approximately 35 years.

7. At the time of his death, Decedent owned real property located at 448 Siena Drive, Nashville, TN 37205. Being more particularly described in Master Deed of record in Book 6237, Page 665, and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said master deed, reference to which is hereby made for a more complete and detailed description, to wit:

Being a certain condominium apartment and ground lease situated in Davidson County, Tennessee, being Unit No. 448 and the appurtenant interest in the common elements of The Cloister at St. Henry, as shown on the Condominium Site Plan, plat for Phase 1B of Lot 2, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 6237, Page 665, and amended in Book 6834, Page 449, and in the Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. See also boundary plan of record in Book 5200, page 676; as revised in Book 6250, page 585, said Register's Office.

Being the same property conveyed to Peter J. Hopkins and wife Nelly L. Hopkins by Deed from Anne C. Ford dated 09/16/2005, and filed for record on 09/20/2005, in Instrument No. 20050920-0112897 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nelly L. Hopkins and her son Stephen A. Hopkins by Quit Claim Deed from Nelly L. Hopkins, wife of deceased Peter J. Hopkins, dated 01/18/2017, and recorded in Instrument No. 20171025-0109549 Register's Office for Davidson County, Tennessee.

Peter J. Hopkins having since died on July 1, 2016, leaving Nelly L. Hopkins as surviving tenant by the entirety.

Being the same property conveyed to Paul Joseph Higgins, an unmarried man by Deed from Nelly L. Hopkins and Stephen A. Hopkins dated 08/13/2019, and filed for record on 08/14/2109, and recorded in Instrument No. 20190814-0081299 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions and other matters:

1. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cloister at St. Henry, provided in said Master Deed, as amended, Declaration, together with the By-Laws appended thereto, the aforementioned site-plan and boundary plan, as revised, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

This is improved property known as 448 Siena Drive, Nashville, TN 37205.

Further, Affiant saith not.

This the 4th day of March, 2021.

Mary Corby

MARY CORBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in for and for said county and state, the within named individual, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand this 4th day of March, 2021.

SHARON H CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sharon H Connor
NOTARY PUBLIC

March 2, 2024
My Commission Expires

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

