THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 594292 **AFFIDAVITH** 03/17/2021 03:29:54 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210317-0035596	STATE OF North Carolina COUNTY OF Cleveland The actual consideration for this transfer is: $0.00 Sandra Bridges-Miranda **SANDRA BRIDGES-MIRANDA, AFFIANT** Subscribed and sworn to before me, this 11 day of February 2021. April Ann Fryer NOTARY PUBLIC My Commission Expires: May 8 2024 APRIL ANN FRYER Notary Public CLEVELAND COUNTY NC

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ADAM X. MIRANDA 5170 Hickory Hollow Parkway, Unit 261 Antioch, TN 37013	New Owner	Map and Parcel No. 163-05-0B-071.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP

1. My name is Sandra Bridges-Miranda. I am an adult resident of the State of Georgia, I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I am the adult daughter of Robert A. Bridges (the "Decedent"). I reside at 6269 Riverview Parkway, Braselton, Georgia, 30517.

3. Decedent died in Shelby, Cleveland County, North Carolina on October 24, 2020, and was married to Ponola Ann Self Bridges at the time of his death. A copy of the Certificate of Death is attached hereto as **Exhibit 1**.

4. At the time of his death, Decedent jointly owned real property commonly known as **5170 Hickory Hollow Parkway, Unit 261, Antioch, Tennessee 37013** and is more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of Phase II, Mill Park (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam X. Miranda an unmarried man and Robert A. Bridges a married man as joint tenants with rights of survivorship by Warranty Deed from Sherrie Gupton Pewitt of record in Instrument No 20180514-0045680 Register's Office for Davidson County, Tennessee, dated May 9, 2018 and recorded on May 14, 2018

5. The real property described in the previous paragraph was titled in the names of Decedent and his adult grandson, Adam X. Miranda, as joint tenants with rights of survivorship.

6. While Decedent's wife, Ponola Ann Self Bridges, does not have an ownership interest in the property, she is mentioned in the May 9, 2018 Warranty Deed. As such, Ponola Ann Self Bridges joins in this conveyance as evidenced by the Quitclaim Deed that is being filed contemporaneously with this Affidavit. A copy of which is attached as **Exhibit 3**.

7. Decedent owned no other property, real or personal, in Tennessee. An estate has not been opened, nor will one be opened.

8. Decedent was not enrolled in TennCare at any time during his life.

9. At the time of Decedent's death, said real property vested immediately in Adam Miranda by operation of law and remains so vested today. Therefore, the ownership interest is as follows:

Adam X. Miranda 100%

FURTHER AFFIANT SAYETH NOT.

SWORN this 11 **day of** feb **2021.**

Sandra Bridges-Miranda

SANDRA BRIDGES-MIRANDA, AFFIANT

STATE OF NC)
COUNTY OF Cleveland)

Now having first been sworn, the above-named **Sandra Bridges-Miranda**, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn and subscribed before me this 11 day of Feb 2021.

April Ann Fryer

NOTARY PUBLIC

My commission expires: May 8 2024

APRIL ANN FRYER
Notary
Public
CLEVELAND COUNTY, NC