THIS DOCUMENT PREPARED BY:

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Karen Johnson Davidson County
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04/15/2021 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050660

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

Comes the affiant, Steven Williams, being first duly sworn according to law, being of lawful age, and pursuant to T.C.A. § 30-2-712, hereby swears to the following of the affiant's own free will and based upon the affiant's personal knowledge and familiarity:

1. Benjamin J. Tomeo sometimes referred to as Ben Tomeo (the "decedent") died intestate on December 27, 2020.

2. The affiant knew the decedent for more than 19 years.

3. The affiant is a disinterested person and is not related to the decedent.

4. The decedent died without a surviving spouse.

5. The decedent died with two children, his sons, Ben Robert Tomeo and James Tomeo.

6. Accordingly, the heirs-at-law of the decedent are Ben Robert Tomeo and James Tomeo, both of whom are adults.

7. At the time of his death, the decedent owned the real estate described on Exhibit A hereto, the provisions of which are incorporated herein by this reference.

8. This affidavit will confirm the vesting of title, upon the death of Benjamin J. Tomeo, to the real property described on Exhibit A in Ben Robert Tomeo and James Tomeo as tenants-in-common owning an undivided one-half (1/2) interest apiece.

Further, affiant saith not.

Dated this 15th day of April, 2021.

Affiant

Sworn to and subscribed before me this 15th day of April, 2021.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Steven Williams, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being Lot No. 7 on the Plan of Somerset Farms, Section One, a Planned Unity Development, as of record in Book 7900, Page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Ben Tomeo by Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9011, Page 665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, Page 11, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, in Book 8235, Page 251, and in Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 7101 Somerset Farms Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

