Karen Johnson Davidson County
Batch# 650331 AFFIDAVITH
06/07/2021 10:35:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210607-0075758

This instrument prepared by:

J. Terry Price
Guenther, Jordan & Price
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172
(615) 329-2100

Map: 142-03-0-A
Parcel: 0367.00

# AFFIDAVIT OF HEIRSHIP

We, Jerry T. Orman, Dennis C. Orman, Jr., and Joshua Wayne Orman, after being duly sworn, depose and say as follows:

1. Our names are Jerry T. Orman, Dennis C. Orman, Jr., and Joshua Wayne Orman and we are all adults.

2. Dennis C. Orman, also known as Dennis Orman and Dennis C. Orman, Sr. was the father of Jerry T. Orman and Dennis C. Orman, Jr. and the grandfather of Joshua Wayne Orman. Dennis C. Orman only had one wife during his lifetime and her name was Nora Ruth Jones Orman who died April 15, 2018. Dennis C. Orman never remarried after the death of Nora Ruth Jones Orman.

3. Dennis C. Orman and Nora Ruth Jones Orman only had four children during their lives who are/were Jerry T. Orman, Dennis C. Orman, Jr., Ricky W. Orman, and Michael D. Orman. Dennis C. Orman never had any other children after Nora Ruth Jones Orman's death nor at any other point in his life. Jerry T. Orman is sixty-eight years old at the time of this affidavit. Dennis C. Orman, Jr. is sixty-five years old at the time of this affidavit.

4. Michael D. Orman died as an infant within days of his birth, leaving no issue. Ricky W. Orman died in December of 2007 and had only one child during his lifetime who is Joshua Wayne Orman. Joshua Wayne Orman is twenty-one years old at the time of this affidavit.

5. After Nora Ruth Jones Orman died, Dennis C. Orman, unmarried, purchased by deed from Deer Lake Retirement Association, Inc., a Tennessee Nonprofit Corporation, of record in Instrument No. 20191226-0133080, dated December 23, 2019, Register's Office for Davidson County, Tennessee, a certain parcel of real property in Davidson County, Tennessee known as 367 Deer Lake Drive, Nashville, Tennessee 37221. It is more particularly described as follows:

> Unit No. 367 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5352, Page 431 Register's Office for Davidson County, Tennessee, and described in a

Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

6. Dennis C. Orman died, unmarried and intestate, on November 3, 2020, in Nashville, Tennessee.

7. The affiants of this affidavit, Jerry T. Orman, Dennis C. Orman, Jr., and Joshua Wayne Orman, are the sole heirs at law of Dennis C. Orman (also known as Dennis Orman and Dennis C. Orman, Sr.) and, as such, are now joint owners of the above property under the Tennessee laws of descent and distribution.

8. There were and are no debts or claims against Dennis C. Orman or his estate which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

9. There were and are no federal, state, or local taxes, including death taxes on the estate of Dennis C. Orman, which constitute a claim or lien against the property described above.

10. Affiants affirm that they have never resided at this property, that it has never been used as marital property, and that no marital rights of any kind have attached to this property.

Dated this 27 day of May, 2021.

Jerry T. Orman

Dennis C. Orman, Jr.

Joshua Wayne Orman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a notary public in and for said county, personally appeared Jerry T. Orman, Dennis C. Orman, Jr., and Joshua Wayne Orman, who after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of their knowledge, information, and belief.

NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: September 24, 2024