Karen Johnson Davidson County
Batch# 657874 AFFIDAVITH
06/16/2021 12:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210616-0081435

This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Affidavit of Heirship

Address New Owners:
Jane McNamara
6467 Tudor Circle
Brecksville, OH 44141

Send Tax Bills To:
Jane McNamara
6467 Tudor Circle
Brecksville, OH 44141

Map/Parcel Number:
091 15 0 041.00

James H. Kasper
7144 Pine Street
Chagrin Falls, OH 44022

STATE OF OHIO)

COUNTY OF _____)

Re: Property described in Instrument No. 20200615-0060838, Register's Office for Davidson County, Tennessee.

Anne C. Nordholt, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than eighteen (18) years of age and a resident of the State of Ohio; and resides at the following address: 52 Brevoort Road, Columbus Ohio 43214.

2. That Affiant personally knew Kirsten Marie Kasper, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was a close friend of Decedent, and has personally known Decedent for more than ten years.

3. That Affiant knew that at the date of death, said Decedent owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died intestate on April 27, 2021.

5. That the Decedent was never married and was not married at the time of her death.

6. That the Decedent had no children or issue, living or deceased.

7. That the Decedent was survived by her parents, Jane McNamara and James H. Kasper.

8. That the following persons constitute the heirs-at-law of the Decedent at her date of death:
Jane McNamara, 6467 Tudor Circle, Brecksville, Ohio 44141.
James H. Kasper, 7144 Pine Street, Chagrin Falls, Ohio 44022.

9. That as of the date of execution of this Affidavit, the following persons constitute the heirs-at-law of the Decedent at her date of death:

Jane McNamara, 6467 Tudor Circle, Brecksville, Ohio 44141.
James H. Kasper, 7144 Pine Street, Chagrin Falls, Ohio 44022.

10. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 331 53rd Avenue North, Nashville, Tennessee 37209, owned by the Decedent, Kirsten Marie Kasper.

FURTHER AFFIANT SAITH NOT.

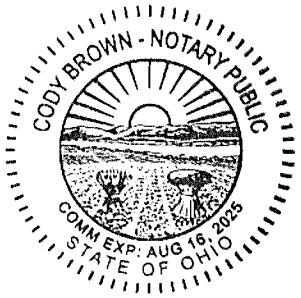
Anne C Nordholt

Anne C. Nordholt, Affiant

Sworn to and subscribed before me. This the 10th day of June, 2021.

NOTARY PUBLIC

My commission expires: 08/16/2025



202106160081435

EXHIBIT A
To Affidavit of Heirship

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plan, Re-Subdivision of H. C. Tinnell Sub and Hazel Allen Property of record in Plat Book 7900, Page 850, 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 Kirsten Kasper, a single woman, by Warranty Deed from Eka T. Darvill and Kim Barnabas, husband and wife, of record in Instrument No. 20200615-0060838, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as: 331 53rd Avenue North, Nashville, Tennessee 37209.

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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.

Andrea J. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Andrea J. Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of June, 2021.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY