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

Karen Johnson Davidson County
Batch# 686767 AFFIDAVITH
07/30/2021 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0102557

Affidavit of Heirship

Address New Owners:
Robert Phillip Weldon
92 Paradise Pointe Lane
Santa Rosa Beach, FL 32459

Send Tax Bills To:
Robert Phillip Weldon
92 Paradise Pointe Lane
Santa Rosa Beach, FL 32459

Map/Parcel Number:
142 10 0A 021.00

Kathryn Lynne Weldon
92 Cord PL,
Destin, FL 32541

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF BUCKS)

Re: Property described in Instrument No. 20190205-0010699, Register's Office for Davidson County, Tennessee.

Steven L. Silverman, 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 Pennsylvania; and resides at the following address: 37 Griffin Way, Yardley, Pennsylvania 19067.

2. That Affiant personally knew Aimee K. Weldon, 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 since September 2018.

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 July 16, 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, Robert Phillip Weldon and Kathryn Lynne Weldon.

8. That the following persons constitute the heirs-at-law of the Decedent at her date of death:
Robert Phillip Weldon, 92 Paradise Pointe Lane, Santa Rosa Beach, FL 32459.
Kathryn Lynne Weldon, 92 Cord PL, Destin, FL 32541.

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:
Robert Phillip Weldon, 92 Paradise Pointe Lane, Santa Rosa Beach, FL 32459.
Kathryn Lynne Weldon, 92 Cord PL, Destin, FL 32541.

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 7306 Weston Way Drive, Nashville, Tennessee 37221, owned by the Decedent, Aimee K. Weldon.

FURTHER AFFIANT SAITH NOT.

Steven L. Silverman, Affiant

Sworn to and subscribed before me. This the 29th day of July, 2021.

NOTARY PUBLIC

My commission expires: 2/08/26

MICHELE F RUDOI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50151153
MY COMMISSION EXPIRES FEB. 08, 2026

EXHIBIT A
To Affidavit of Heirship

Land in Davidson County, Tennessee, being Unit No. 11-A, together with the appurtenant interest in the common elements of Weston Way, Phase II horizontal property regime established by Master Deed, of record in Book 5935, page 676, amended in Book 6370, page 577, Book 7517, page 115, Book 7517, page 131, Book 8560, page 34, and Instrument No. 20130222-0018132, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed in Book 6370, page 577, and being located upon Lot No. 11 on the Plan of Weston Way of record in Plat Book 5210, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aimee K. Weldon, unmarried, by Warranty Deed dated January 29, 2019, from Christina M. Sneekes, unmarried, of record in Instrument No. 20190205-0010699, 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: 7306 Weston Way Drive, Nashville, Tennessee 37221.

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

1. Restrictive covenants contained in an instrument of record in Book 5423, page 573, amended in Book 5426, page 157, Register's Office for Davidson, County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Weston Way Phase II, of record in Book 5935, page 676, and amended in Book 6370, page 577; Book 7517, page 115; Book 7517, page 131; Book 8560, page 34, and Instrument No. 20130222-0018132, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Book 5210, page 89, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Plat Book 5800, page 95, Register's Office for Davidson County, Tennessee.

202107300102557

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021..

Carolyn W. Schott

July 29, 2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public

My Commission Expires: March 6, 2024



NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE