Karen Johnson Davidson County
Batch# 720263 AFFIDAVITH
09/20/2021 03:11:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20210920-0126239

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: 433.00

AFFIDAVIT OF HEIRSHIP

I, Sandra Holt, after being duly sworn, depose and say as follows:

1. My name is Sandra Holt and I am an adult. My address is 5612 Highland Way, Nashville, Tennessee 37221. I am also known as Sandra G. Holt.

2. Margaret S. Gossett, also known as Margaret Sue Gossett and Margaret Sue Crisswell Gossett, and her husband, Ernest C. Gossett, are my mother and father.

3. Margaret S. Gossett and Ernest C. Gossett were married until his death on January 7, 2012. Margaret S. Gossett and Ernest C. Gossett only had one child at any time during their lives and I, Sandra Holt, am that child. Margaret S. Gossett did not have any other children at any point either before or after Ernest C. Gossett's death.

4. Ernest C. Gossett and Margaret S. Gossett purchased in October of 2005, a certain parcel of real property in Davidson County, Tennessee known as 433 Deer Lake Drive, Nashville, Tennessee 37221. It is more particularly described as follows:

> Unit No. 433 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 5589, Page 946, 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.

Being the same property conveyed to Ernest C. Gossett and Margaret S. Gossett, as joint tenants with a right of survivorship by Warranty Deed as Instrument Number 20051026-0129083, Register's Office for Davidson County, Tennessee.

5. Ernest C. Gossett died January 7, 2012 leaving Margaret S. Gossett as sole owner of 433 Deer Lake Drive by operation of law. Margaret S. Gossett died, unmarried, in Davidson County, Tennessee, on March 10, 2021. Margaret S. Gossett did have a will dated March 7, 2012 at the time of her death but it was not necessary to admit said will to probate. However, in the will, Margaret S. Gossett affirmed that she only had one child, Sandra Holt in paragraph 1.B. and left all of her property both personal and residuary to Sandra Holt in paragraph 2.B. and in Item 3 of said will. I am the Sandra Holt named in the will.

6. I am both the sole heir at law and sole beneficiary under the will of Margaret S. Gossett and I am now the sole owner of 433 Deer Lake Drive, Nashville, Tennessee 37221 under the laws of descent and distribution and under the Will of Margaret S. Gossett.

7. There were and are no debts or claims against Margaret S. Gossett which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

8. There were and are no federal, state, or local taxes, including death taxes on the estate of Margaret S. Gossett, which constitute a claim or lien against the property described above.

Dated this 16th day of September, 2021.

Sandra Holt

Sandra Holt, also known as Sandra G. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said county, personally appeared Sandra Holt, who after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of her knowledge, information, and belief.

NOTARY PUBLIC

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

My Commission Expires: September 24, 2024