Karen Johnson Davidson County
Batch# 758605 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20211119-0154390

This Instrument Was Prepared By
& Returnable To (after recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now Rita O'Hara an individual resident of the State of Tennessee whose address is 7016 Bridgeport Drive, Nashville, Tennessee, 37221 (the "**Affiant**"), who, having first been duly sworn according to law and states as follows:

1. Rita O'Hara and David W. Luster owned 7016 Bridgeport Drive, Nashville, Tennessee, 37221 (the "**Property**") as tenants-in-common without right of survivorship pursuant to that certain Warranty Deed of record recorded as Instrument No. 20130409-0034917, Register's Office for Davidson County, Tennessee, said Property being more particularly described hereinafter.

2. David W. Luster died on March 25, 2021, leaving a valid Will which was probated in Davidson Co. as Case No 21-P-858.

3. Said Will left all property, including real property to Mr. Luster's wife Rita O'Hara. Said will had no provision directing the real property to be administered as part of the estate subject to the control of the personal representative.

4. According to T.C.A. § 31-2-103: "The real property of a testate decedent vests immediately upon death in the beneficiaries named in the will, unless the will contains a specific provision directing the real property to be administered as part of the estate subject to the control of the personal representative." Thereby vesting 100% fee simple ownership of the Property in Rita O'Hara.

5. The Property being a certain tract of land in Davidson County, Tennessee, being more fully described as follows:

> BEING Lot No. 357 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 as shown on the plat of record in Instrument No. 20031014-0151089, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rita O'Hara, an unmarried person and David W. Luster, an unmarried person, pursuant to that certain Warranty Deed of record recorded as Instrument No. 20130409-0034917, Register's Office for Davidson County, Tennessee, said Property being more particularly described hereinafter.

6. This Affidavit is made of my personal knowledge for the purpose of establishing a chain of title for the Property described herein.

Further Affiant saith not.

Signatures and notary acknowledgments on the following page.

EXECUTED this 5th day of November 2021.

Affiant:

Rita O'Hara

STATE OF Tennessee
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of November, 2021.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rita O'Hara, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2021.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Keaton A. Rye, do 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 correct copy of the original document executed and authenticated according to law on 11-8-21.

Signature

11-8-21

Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hillary Torrence

Notary Public

11/08/2021

Date

My Commission Expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY