Karen Johnson Davidson County
Batch# 808071 AFFIDAVITH
02/18/2022 09:02:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220218-0018934

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 **An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.**	STATE OF TENNESSE COUNTY OF ~~DAVIDSO~~ Hamilton The actual consideration for this transfer is: $0.00 Richard Falconbury STARLA SCROGGINS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-10-2023 HAMILTON COUNTY Subscribed and sworn to before me, this 4th day of February 2022. Starla Scroggins NOTARY PUBLIC My Commission Expires: 04·10·2023

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Peyton Cates 1301 Neely's Bend Rd, Apt B-18 Madison, TN 37115	New Owner	052160A01800CO

AFFIDAVIT OF HEIRSHIP

1. My name is Richard Falconbury ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I was the brother of Angelina Lewis ("Decedent") and have known her for my entire life.

3. Decedent died intestate on July 29, 2021 as a resident of Davidson County, Tennessee. A probate estate was opened in the Seventh Circuit Court of Nashville and Davidson County, Tennessee under case number 21p1965.

3. Decedent owned a certain parcel of improved real property at the time of death, which is located at **1301 Neely's Bend Rd, Apt B-18, Madison, TN 37115** (the "Property") and more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Apartment Unit No. B-18 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in

Exhibit in said Master Deed, which reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Angelina Lewis, unmarried, from Theresa Flowers, unmarried, via warranty deed of record as instrument number 20200818-0092859, Register's Office of Davidson County, Tennessee.

5. Decedent died unmarried and without a will. Decedent had only one child, Peyton Cates. Peyton Cates is Decedent's sole heir-at-law pursuant to Tenn. Code Ann. § 31-2-104.

7. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the Property vested in Peyton Cates immediately upon death of the Decedent in fee simple absolute. As of the filing of this Affidavit, ownership of the Property remains vested as follows:

Peyton Cates – 100%

FURTHER AFFIANT SAYETH NOT.

SWORN this 4th **day of** February **2022.**

Richard Falconbury

STATE OF TENNESSEE)
Hamilton **)**
COUNTY OF ~~DAVIDSON~~)

Now having first been sworn, the above-named Richard Falconbury, Affiant, appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 4th day of February 2022.

Starla Scroggins
Notary Public

STARLA SCROGGINS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-10-2023 HAMILTON COUNTY

My commission expires: 04.10.2023