Karen Johnson Davidson County
Batch# 811312 AFFIDAVITH
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Fees: $37.00 Taxes: $0.00
20220224-0021537

This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, TN 37027

AFFIDAVIT OF INHERITANCE
REGARDING
PROPERTY LOCATED IN DAVIDSON COUNTY
(PARCEL 1: Map and Parcel No. 090 15 0 016.00;
PARCEL 2: Map and Parcel No. 102 04 0 074.00)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn hereby depose and say:

1. We are each over the age of 18.

2. For purposes of this Affidavit of Inheritance, the term "Property" shall collectively mean the following two parcels:

Parcel 1:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 651 on the Plan of Charlotte Park, Section 10, as of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 651 fronts 72.0 feet on the northwesterly side of Capri Drive and extends back 142.0 feet on the northeasterly line and 170.0 feet on the southwesterly line, to a line in the rear on which it measures 77.3 feet.

Being the same property conveyed to W.O. Treanor by deed from Consolidated Developments, Inc., of record in Book 4105, Page 872, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 18, 1994, Penelope P. Treanor conveyed any right, title or interest she had in this property to W.O. Treanor (being the same person as William Ormsby Treanor, III) in accordance with the terms of that certain Marital Dissolution Agreement incorporated in the Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, in the case of Penelope P. Treanor v. William Ormsby Treanor, III, appearance number 93D-866, which Quitclaim Deed is of record in Instrument No. 19991214-0303154, Register's Office for Davidson County, Tennessee.

William O. Treanor, III died testate on April 12, 2004. William O. Treanor, III's Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5719, page 1688563, Probate Court Clerk's Office for Davidson County, Tennessee.

W.O. Treanor, William O. Treanor, III and William Ormsby Treanor, III are all one and the same person.

This is improved property known as 457 A Capri Drive, Nashville, Tennessee 37209.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 723 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, pages 127 and 128, Register's Office for said County, described as follows:

Said Lot No. 723 fronts 123.0 feet on the southeasterly side of Premier Drive and extends back 160.9 feet on the northeasterly line and 127.0 feet on the southwesterly line, to a line in the rear on which it measures 45.4 feet.

Being the same property conveyed to William O. Treanor, III, d/b/a Treanor Company and wife, Penelope Jean Treanor, by deed from Ray D. Osborne and wife, Georgia O. Osborne, record in Book 4510, Page 844, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 18, 1994, Penelope Jean Treanor (being the same person as Penelope P. Treanor) conveyed any right, title or interest she had in this property to William O. Treanor, III (being the same person as William Ormsby Treanor, III) in accordance with the terms of that certain Marital Dissolution Agreement incorporated in the Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, in the case of Penelope P. Treanor v. William Ormsby Treanor, III, appearance number 93D-866, which Quitclaim Deed is of record in Instrument No. 19991214-0303155, Register's Office for Davidson County, Tennessee.

William O. Treanor, III died testate on April 12, 2004. William O. Treanor, III's Last Will and Testament was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5719, page 1688563, Probate Court Clerk's Office for Davidson County, Tennessee.

W.O. Treanor, William O. Treanor, III and William Ormsby Treanor, III are all one and the same person.

This is improved property known as 6419 Premier Drive, Nashville, Tennessee 37209.

3. William O. Treanor, III (the "Decedent") died testate on April 12, 2004. Decedent left a Last Will and Testament dated January 9, 2004, pursuant to which he bequeathed all of his property to his children, William O. Treanor, IV and Kristina Louise Heitlinger Treanor, absolutely and in fee simple. A copy of Decedent's Last Will and Testament is attached as **Exhibit A** hereto.

4. On September 10, 2004, Kristina Louise Heitlinger Treanor executed a Partial Renunciation or Disclaimer of Devise or Bequest of Will, wherein she expressly disclaimed a portion equal to one-sixth (1/6) of the gross estate of the Decedent.

5. On September 8, 2004, William O. Treanor, IV executed a Partial Renunciation or Disclaimer of Devise or Bequest in Will, wherein he expressly disclaimed a portion equal to one-sixth (1/6) of the gross estate of the Decedent.

6. As a result of Kristina Louise Heitlinger Treanor's and William O. Treanor, IV's disclaimers (as described above), Kristina Louise Heitlinger Treanor, William O. Treanor, IV, and Eric L. Treanor are now the owners of Decedent's interest in the Property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

William O. Treanor, IV

William O. Treanor, IV

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

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

Witness my hand, at office, this 14 day of January, 2022.

Nicholas T Gregory

Notary Public

My Commission Expires:
My commission expires: **January 31, 2024**

NICHOLAS T GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-31-2024

Kristina Louise Heitlinger Treanor

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristina Louise Heitlinger Treanor**, 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 6TH day of JAN., 2022.

Notary Public

SUSHIL KALRA
COMM. # 2356283
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 19, 2025

My commission expires: 05/19/2025

Eric L. Treanor

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric L. Treanor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of JAN, 2022.

Notary Public

My commission expires: 7-15-2023

JASON BLACKSTOCK
State of Tennessee Notary Public
Williamson County
My Comm. 07-15-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 exact copy of the original document executed and authenticated according to law on January 14, 2022.

Elizabeth Ryder Sykes

2/15/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of February, 2022

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023