THIS DOCUMENT PREPARED BY:

Justin M. Gilbert
Music City Estate Law
1650 Murfreesboro Road, Suite 208
Franklin, TN 37067

Map & Parcel No.: 181-03-0A-244.00 CO

OWNERS: Charlotte J. Magee and Michael C. Magee

SEND TAX NOTICE TO: Charlotte J. Magee
803 Glen Ivy
Marietta, GA 30062

Karen Johnson Davidson County
Batch# 828208 AFFIDAVITH
03/24/2022 02:28:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20220324-0034205

AFFIDAVIT OF HEIRSHIP – REAL PROPERT

STATE OF GEORGIA)
COUNTY OF Cobb)

The undersigned, EDWINA SAUNDERS-GRAHAM, residing at 1056 LAUREL VALLEY DR. SW MARIETTA, GA 30064, (relationship to decedent) NONE of Marcus C. Magee, (deceased), being duly sworn, deposes and says:

1. I have personal knowledge of the matters stated in this affidavit.

2. On September 14, 2021, Marcus C. Magee (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, he resided at 7425 Stecoah Street, Antioch, TN 37013.

4. Decedent died intestate.

5. At the time of his death, Marcus C. Magee, owned a 100% interest in the following described property:

Land in Davidson County, Tennessee being Lot No. 83, on the Plan of Section One, Phase One, Indian Creek Estates, RS-IO Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, said Register's Office.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, PHASE ONE, INDIAN CREEK ESTATES, RS-10 SUBDIVISION-CLUSTER LOT OPTION, as recorded in Instrument No. 20060330-0035946.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book I0752, Page 553 and Instrument Nos. 20000727-0074152 and 20060523-0060562.

Terms and provisions of by-Laws recorded in Book I1033, Page 509 and Instrument No. 20000727-0074153.

Charter of Homeowners Association recorded in Book 11031, Page 79.

Easement for Stormwater Detention, recorded in Instrument Nos. 20041025-0128024 and 20060406-0039475.

Conveyance for common areas recorded in Book 11033, Page 519.

Conveyance for open space recorded at Instrument No. 20130516-0049304.

Being the same property conveyed to Marcus C. Magee, from Terry N. Tilton and Jonie Tilton, husband and wife, by Warranty Deed, on October 20, 2017, and recorded on October 23, 2017, Register's Office for Davidson County, Tennessee, Instrument No. 20171023-0108083.

This improved property known as 7425 Stecoah Street, Antioch, TN 37013.

6. The Decedent was unmarried with no children and was survived by his parents:

   Charlotte J. Magee, 803 Glen Ivy, Marietta, GA 30062; and
   Michael C. Magee, 1824 Cedar Tree Drive, Fort Worth, TX 76131.

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows: Charlotte J. Magee - 50% and Michael C. Magee - 50%.

Signed this 14th day of March 2022.

Edwina Saunders-Graham
Affiant Signature

Edwina Saunders-Graham
Print Affiant Name

State of Georgia)

County of Cobb)

Signed and sworn (or affirmed) before me on March 14, 2022.

Notary Public

(Seal)

ROLAND CARTER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES January 31, 2026

My Commission Expires: 1/31/26

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 beneficiaries.