This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 853407 AFFIDAVITH
05/11/2022 09:34:05 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220511-0053715

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNERS:
Robert A. Maas, II.
930 Davis Corner Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Robert A. Maas, II.
930 Davis Corner Road
Mt. Juliet, TN 37122

MAP PARCEL NO.
Map: 96-9
Group:
Parcel: 049.00

Luke Austin Maas
650 North 300 West, Apt. 220
Salt Lake City, UT 84103

Kyle Abraham Maas
434 Adair Road
Nashville, TN 37124

The undersigned, being duly sworn, depose and say:

Robert A. Maas (hereinafter "Decedent") owned an interest in real property located at 250 Donelson Pike, Nashville, TN 37214, Davidson County, Tennessee, and more particularly described below, on the date of his death on November 28, 2022.

The Decedent died intestate and was survived by the undersigned sons, Robert A. Maas, II., Luke Austin Maas, and Kyle Abraham Maas, who are the Decedent's heirs at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated § 31-2-101 et seq. A copy of the TennCare Release is attached as Exhibit A. The Decedent was not married. The undersigned each received a one-third (1/3) undivided interest in the real estate located at 250 Donelson Pike,

Nashville, Tennessee 37214, Davidson County, Tennessee, and more particularly described below, immediately upon the death of the Decedent pursuant to Tennessee Code Annotated § 31-2-103.

The above-mentioned real property owned by the Decedent on the date of his death and located at 250 Donelson Pike, Nashville, Tennessee 37214, Davidson County, Tennessee, is more particularly described as follows:

> A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being part of the abandoned right of way of the Lebanon Branch of the N.C. and St. L. Railway, and a part of the triangle strip adjoining same on the southeast and being designated as Tract No. 2 on a survey made by John M. Sullivan, Surveyor, January 3, 1949 and described according to said survey as follows:
>
> Beginning at a point which is the Northeast corner of said Lot No. 2 and the furthermost Northerly Northwest corner of Lot No. 1 as shown by said survey; thence South 54 deg. West 90 feet to a pointing the Easterly boundary line of Lot No.3; thence South 27 deg. East 164.4 feet along said Easterly boundary to line of Lot No. 3 according to said survey; thence North 54 deg. East 90 feet to a point; thence North 27 deg. West 164.4 feet to the point of beginning.
>
> Being the same property conveyed to Patricia M. Gwin, Trustee,by deed dated July 10th, 1981 from James w. Odum, Herbert E. Odum and Mary Slaven Odum, as of record in Book 5799, Page 508, Register's Office for Davidson County, Tn., and alson being the same property conveyed to Jack D. Odum, Herman F. Odum anc Herbert E. Odum, d/b/a Odum Brothers, by deed dated July 10th, 1981 from Patricia M. Gwin, Trustee, of record in Book 5799, Page 508, said Register's Office.
>
> Also conveyed herewith is all right, title and interest in and to that easement for ingress and egress as described in Book 4260, Page 143, R.O.D.C.
>
> Being the same property conveyed to Robert A. Maas from Jack D. Odum, Herman F. Odum, and Herbert E. Odum d/b/a Odum Brothers by Deed dated December 22, 1994 of record in Deed Book 9579, Page 501 in the Davidson County Register of Deeds Office.
>
> This property is improved property known as 250 Donelson Pike, Nashville, Tennessee 37214, Davidson County, Tennessee.

This Affidavit of Heirship is given pursuant to T.C.A. § 30-2-712 to establish and confirm the heirship of the undivided interest in the real property located 250 Donelson Pike, Nashville,

Tennessee 37214, Davidson County, Tennessee, owned by Robert A. Maas, deceased, of Wilson County, Tennessee on the date of his death.

Further Affiants saith not.

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409

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 since this instrument evidences distribution of property to a beneficiary.

Robert A. Maas, II

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Robert A. Maas, II, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 2nd day of May 2022.

My Commission expires: June 21, 2022

Notary Public

MISTY MARIE TREGO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kyle Abraham Maas

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Kyle Abraham Maas, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 22nd day of April, 2022.

My Commission expires: 05/05/2025

Notary Public

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Luke Austin Maas

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Luke Austin Maas, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 22 day of April, 2022.

My Commission expires: 05/05/2025

Notary Public

H. TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY