Batch# 875132 Davidson County
06/22/2022 08:27:47 AM AFFIDAVITH
Fees: $12.00 Taxes: $0.00 2 pgs
20220622-0070744

THIS DOCUMENT PREPARED BY: Jon Young "Joseph" Kwon
212 Overlook Circle, Ste. 102
Brentwood, TN 37.27

OWNERS: Tim Gmeiner
3024 Brightwood Ave.
Nashville, TN 37212

Map & Parcel No.: 117 08 0 055.00

SEND TAX NOTICE TO: Same as above

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Tyler R Berry IV being duly sworn, deposes and says as follows:

Dale Manning, a resident of Davidson County, Tennessee, died on August 9th, 2021. He died owning the following real estate in a joint tenancy with his husband, Tim Gmeiner, with right of survivorship:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Being part of Lot No. 22 on the Map of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, page 182, Register's Office for said County, which said lot together twith other lots is further shown as being a part of Lots 25, 26, and 27 in the Resubdivision of Lots 11, 12, 13, 14 and 15 of Belmont Terrace Annex No. 1, as of record in Book 547, page 99, said Register's Office, both hereinafter described as being part of Lot No. 22 on the Map of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, page 182, said Register's Office, according to a survey made by Wm. Collier Parrish Associates, dated April 19, 1962, as follows:

Said Part of said lot fronts 45 feet on the southeasterly side of Brightwood Avenue, and runs back between parallel lines, along the southwesterly margin of Gale Avenue, 145 feet to a dead line.

Being the same property conveyed to Timothy J. Gmeiner and Dale Manning, by deed from Patricia Kidwell Shapiro, a resident of the State of North Carolina, Faye Kidwell Silva, a widow unmarried, and Charles Wayne Kidwell, unmarried, of record in Book 5882, page 474, Register's Office for Davidson County, Tennessee.

This property is known as 3024 Brightwood Ave., Nashville, Tennessee 37212.

AS STATED EARLIER, DALE MANNING DIED ON AUGUST 9th, 2021. Dale Manning is survived by his husband, Tim Gmeiner, as the sole legal heir and joint tenant with the right of survivorship.

The undersigned, Tyler R Berry IV was a long time friend of Dale Manning, and knew the family for more than 25 years.

Signed this 6 day of May, 2022.

SIGNATURE

Tyler R Berry IV

PRINT NAME

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared _____ 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 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 affixed my seal at my office in said County, on this 6 day of May, 22.

RACHEL E. PENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires
October 2, 2022

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.