THIS DOCUMENT PREPARED BY:

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

Map & Parcel No.: 44 14-0 71

OWNERS:

Karen Johnson Davidson County
Batch# 876879 AFFIDAVITH
06/23/2022 02:51:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071982

Todd Fitzgerald Stringer,
Carl Richard Stringer, II,
Eric Scott Stringer
2009 Leeds Lane
Nashville, TN 37221

SEND TAX NOTICE TO:

Todd Fitzgerald Stringer
2009 Leeds Lane
Nashville, TN 37221

AFFIDAVIT OF HEIRSHIP – REAL PROPERTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, MARIANA LEROUX, residing at 1468 Standish Drive, Lebanon, TN 37087, friend of Virginia F. Stringer (deceased), being duly sworn, deposes and says:

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

2. On May 24, 2022, Virginia F. Stringer (the "Decedent") died in Davidson County, Tennessee.

3. At the time of Decedent's death, she resided at 1405 Donelson Avenue, Old Hickory, Tennessee 37138.

4. Decedent died intestate.

5. At the time of her death, Virginia F. Stringer, owned a 100% interest in the following described property:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Being Lot No. 38 on the Plan of Rolling Green Subdivision, Section I, as of record in Plat Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Virginia F. Stringer, unmarried, from David T. Wiggins and Wife, Linda J. Wiggins, by Warranty Deed, on August 31, 2000, and recorded on September 13, 2000, Register's Office for Davidson County, Tennessee, Instrument No. 20000913-0090937.

This conveyance is subject to any and all existing easements and restrictions of record.

6. The Decedent was widowed and was the mother of three adult sons, all of whom survived her. Their names and addresses are as follows:

Carl Richard Stringer, II	Son	Adult	333 Rio Vista Dr., Apt V7 Madison, TN 37115
Todd Fitzgerald Stringer	Son	Adult	2009 Leeds Lane Nashville, TN 37221
Eric Scott Stringer	Son	Adult	1407 Donelson Ave. Old Hickory, TN 37138

7. The ownership interest owned by the deceased in the above referenced real property now vests as follows:

Carl Richard Stringer, II	one third (1/3)
Todd Fitzgerald Stringer	one third (1/3)
Eric Scott Stringer	one third (1/3)

8. This improved property known as:
1405 and 1407 Donelson Avenue, Old Hickory, Tennessee 37138

Signed June 15th, 2022.

MARIANA LEROUX, Affiant

ELOISA BLACK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

State of TN)

County of Davidson)

Signed and sworn (or affirmed) before me on June 15th, 2022, by Mariana Leroux.

Notary Public

My Commission Expires: July 9, 2022

(seal) ELOISA BLACK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2022

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.