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

AFFIDAVIT OF HEIRSHIP
REGARDING MAP AND PARCEL 081 11 0 306.00

Karen Johnson Davidson County
Batch# 877953 AFFIDAVITH
06/27/2022 08:36:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220627-0072896

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

The undersigned, being first duly sworn hereby deposes and

1. I am over the age of 18.

2. I am known as Karen Luster, Administrator of the Estate of Edward David Luster, Jr.

3. **EDWARD DAVID LUSTER, JR.**, died a resident of Gallatin, Tennessee, on November 26, 2017.

4. Prior to the death of **EDWARD DAVID LUSTER, JR.**, he owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 081 11 0 306.00) (the "Property"):

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Lot No. 1 on the Map of W.M. Butler's Subdivision, as of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Said Lot No. 1 fronts 54 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back 200 feet, more or less on the westerly line, and 217 feet, more or less, on the easterly line, with the westerly margin of an alley, to an alley, measuring 49.2 feet thereon.
>
> BEING the same land conveyed to Edward David Luster by Warranty Deed dated September 20, 2000, of record in Instrument No. 20000921-0093802, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 1506 Buchanan Street, Nashville, Tennessee 37208.**

5. The said Edward David Luster, Jr., died intestate on November 26, 2017. His intestate probate estate is being administered in the Chancery Court for Sumner County, Tennessee, Docket No. 83CH1-2018-308.

6. The sole heir of Edward David Luster, Jr., according to the Tennessee laws of intestacy, is his only child, whose name is Brandon Luster.

7. Upon his death, according to the Tennessee laws of intestacy, Edward David Luster, Jr.'s, interest in this property vested in his only child, Brandon Luster. As a result, Brandon Luster is the sole owner of this 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.

KAREN LUSTER, Administrator of the
Estate of Edward David Luster, Jr.

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN LUSTER**, 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 24th day of June, 2022.

Stephney C. Anderson
Notary Public

My commission expires: 11-19-2025

STEPHNEY C ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY