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

Karen Johnson Davidson County
Batch# 880387 AFFIDAVITH
06/29/2022 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0074899

AFFIDAVIT OF INHERITANCE
REGARDING MAP AND PARCEL 075 08 0 230.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as Billy C. Clark, Administrator of the Estate of Karen Dale McCann.

3. **KAREN DALE MCCANN** died a resident of Hermitage, Tennessee on April 1, 2020.

4. At the time of the death of **KAREN DALE MCCANN**, she owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 075 08 0 230.00) (the "Property"):

> Being Zone Lot No. 11A on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, page 350, this as amended in Plat Book 6250, page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael K. McCann and wife, Karen D. McCann, by Warranty Deed from Wayne Langford and wife, Paulette Langford, of record in Book 8709, Page 421, Register's Office for Davidson County, Tennessee. Michael K. McCann died on May 20, 2004. Upon the death of Michael K. McCann, Karen Dale McCann became the sole owner.
>
> This is improved property located at 694 Dutchmans Drive, Hermitage, Tennessee, 37076.
>
> Karen D. McCann and Karen Dale McCann are one and the same person.

5. The said Karen Dale McCann died intestate on April 1, 2020. Her intestate probate estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 20P736.

6. The heirs of Karen Dale McCann, her husband Michael K. McCann having predeceased her, according to the Tennessee laws of intestacy, are her two (2) children, whose names are Brittany Erin McCann and Michael Clark McCann.

7. Upon her death, Karen Dale McCann's interest in this property vested in her two (2) children, Brittany Erin McCann and Michael Clark McCann, in equal shares. As a result, Brittany Erin McCann and Michael Clark McCann are the owners of this property, with each owning an undivided one-half (½) interest in such property.

8. 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.

Billy C. Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILLY C. CLARK**, 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 22nd day of June, 2022.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My commission expires: 3/7/2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22, 2022.

Elizabeth Ryder Sykes

6/27/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of June, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023

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