This Instrument Was Prepared By & Returnable To (after recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 880646 AFFIDAVITH
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AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

Comes now Rita O'Hara an individual resident of the State of Tennessee whose address is 7016 Bridgeport Drive, Nashville, Tennessee, 37221 (the "**Affiant**"), who, having first been duly sworn according to law and states as follows:

1. Rita O'Hara and David W. Luster owned 7016 Bridgeport Drive, Nashville, Tennessee, 37221 (the "**Property**") as tenants-in-common without right of survivorship pursuant to that certain Warranty Deed of record recorded as Instrument No. 20130409-0034917, Register's Office for Davidson County, Tennessee, Map Parcel: 126-16-A-261CO said Property being more particularly described hereinafter.

2. David W. Luster died on March 25, 2021, leaving a valid Will which was probated in Davidson Co. as Case No 21-P-858.

3. Said Will left all property, including real property to Mr. Luster's wife Rita O'Hara. Said will had no provision directing the real property to be administered as part of the estate subject to the control of the personal representative.

4. According to T.C.A. § 31-2-103: "The real property of a testate decedent vests immediately upon death in the beneficiaries named in the will, unless the will contains a specific provision directing the real property to be administered as part of the estate subject to the control of the personal representative." Thereby vesting 100% fee simple ownership of the Property in Rita O'Hara.

5. The Property being a certain tract of land in Davidson County, Tennessee, being more fully described as follows:

> BEING Lot No. 357 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 as shown on the plat of record in Instrument No. 20031014-0151989, Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rita O'Hara, an unmarried person and David W. Luster, an unmarried person, pursuant to that certain Warranty Deed of record recorded as Instrument No. 20130409-0034917, Register's Office for Davidson County, Tennessee, said Property being more particularly described hereinafter.

6. This Affidavit is made of my personal knowledge for the purpose of establishing a chain of title for the Property described herein.

Further Affiant saith not.

Signatures and notary acknowledgments on the following page.

Attached to: Affidavit in Furtherance of Title

EXECUTED this 22 day of June 2022.

Affiant:

Rita O'Hara

STATE OF NC
COUNTY OF Henderson

Sworn to and subscribed before me this 22 day of June, 2022.

Virginia H Harder
Notary Public

My commission expires: 09/27/26

VIRGINIA H HARDER
Notary Public
Henderson
County
NORTH CAROLINA

STATE OF NC
COUNTY OF Henderson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rita O'Hara, 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 22 day of June, 2022.

Virginia H Harder
Notary Public

My commission expires: 09/27/26

VIRGINIA H HARDER
Notary Public
Henderson
County
NORTH CAROLINA

Certificate of Authenticity

I, Joshua A. Terry, 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 6/22/2022.

Affiant Signature

6/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/27/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON