THIS DOCUMENT PREPARED BY:

Barbara J. Moss
Elder Law of Nashville PLC
162 Woodmont Blvd
Nashville, TN 37205

OWNER: Ryan P. Cao
994 Blue Mountain Ln
Antioch, TN 37013

Map & Parcel No.: 135 14 0A 191 00

Karen Johnson Davidson County
Batch# 908455 AFFIDAVITH
08/26/2022 08:40:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220826-0096292

SEND TAX NOTICE TO: **Same**

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Eduardo Cao, being duly sworn, deposes and says:

Constance G. Sitzman, a resident of Davidson County, Tennessee, died on November 20, 2021 (death certificate attached). Ms. Sitzman died owning the following real estate:

> Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 524, said Register's office.
>
> Being the same property conveyed to Michael J. Sitzman and Constance G. Sitzman by deed of record in instrument number 20060714-0084789, Register's Office for Davidson County, Tennessee. Michael J. Sitzman died and his will leaving everything to Constance G. Sitzman is recorded at instrument number 20100602-0042234, said Register's Office.

This property is known as 944 Blue Mountain Lane, Antioch, TN 37013.

At the time Constance G. Sitzman died, she was not married and had no living children. Ms. Sitzman had one grandchild, Ryan P. Cao, who is an adult.

The undersigned, Eduardo, was a son-in-law of Constance Sitzman. He knew the family for more than 30 years.

Signed this 11 day of AUG, 2022.

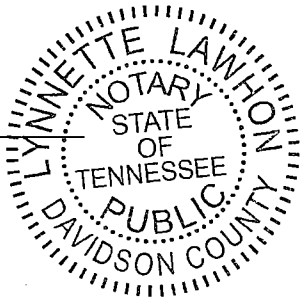
Eduardo Cao

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Eduardo Cao, 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 11th day of August, 2022.

Notary Public

My Commission Expires: 10/2/2023



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.