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# 926898 AFFIDAVITH
10/07/2022 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110577

AFFIDAVIT OF INHERITANCE
REGARDING MAP AND PARCEL 017 066.00

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 Elizabeth Ryder Sykes, Esq. I am the attorney for the Estate of Theodore Richard Barone.

3. **THEODORE RICHARD BARONE** died a resident of Nashville, Davidson County, Tennessee on August 5, 2022.

4. Prior to the death of **THEODORE RICHARD BARONE**, he owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 066-00-0-055.00) (the "Property"):

> A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:
>
> Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.
>
> BEING the same property conveyed to Theodore Richard Barone by Quitclaim Deed from Jacqueline Renee Clougherty, of record at Instrument No. 20210223-0022381, Register's Office for Davidson County, Tennessee.

This is improved property known as 8336 Cub Creek Road, Nashville, Tennessee 37209.

5. The said Theodore Richard Barone died testate on August 5, 2022. His testate probate estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 22P-1664.

6. The heirs of Theodore Richard Barone, having been unmarried at the time of his death, according to the Tennessee laws of intestacy, are his two (2) children, whose names are Rosanne Barone and Nicole Barone.

7. Upon his death, according to the Last Will and Testament executed by Theodore Richard Barone on the 28th day of March, 1990 (attached), Theodore Richard Barone's interest in this property vested in his two (2) children, Rosanne Barone and Nicole Barone, in equal shares. As a result, Rosanne Barone and Nicole Barone are the owners of this property, with each owning an undivided one-half (½) interest in such 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.

Elizabeth Ryder Sykes
ELIZABETH RYDER SYKES, ESQ.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH RYDER SYKES, ESQ.**, 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 6th day of October, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2026

My commission expires: _____

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 October 6, 2022.

Elizabeth Ryder Sykes

October 6, 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____