Karen Johnson Davidson County
Batch# 930715 AFFIDAVITH
10/18/2022 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221018-0113520

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

AFFIDAVIT OF HEIRSHIP FOR THE ESTATE OF RANDAL LEE MARTIN REGARDING PROPERTY LOCATED IN DAVIDSON COUNTY (MAP & PARCEL: 073 09 0 160.00)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, being first duly sworn, hereby deposes and says:

1. I am over the age of 18.

2. For purposes of this Affidavit of Heirship, the term "Property" shall mean the following:

> Being Lot No. 382 on the Plan of Burchwood Gardens Subdivision of record in Book 2900, page 116, Register's Office for said county.
>
> Said lot No. 382 fronts 76.81 feet on the north side of Upland Drive and extends back 221.86 feet on the west line and 189.23 feet on the east line to a dead line in the rear on which it measures 99.7 feet.
>
> Being the same property conveyed to Robert Lee Martin and wife, Barbara Martin, by warranty deed from Randall Phillips Builders, Inc. of record in Book 3286, page 33, Register's Office for Davidson County, Tennessee.
>
> The said Robert Lee Martin died on February 23, 2015, and title to said property vested in Barbara Ann Martin as the surviving joint tenant with right of survivorship.
>
> Being the same property conveyed to Barbara Ann Martin, Trustee of the Barbara Ann Martin Revocable Living Trust by Quitclaim Deed of record in Instrument No. 20150831-0088088, Register's Office for Davidson County, Tennessee.

Barbara Martin and Barbara Ann Martin are one and the same person.

Barbara Ann Martin died testate on February 24, 2021. Pursuant to the Barbara Ann Martin Revocable Living Trust, she bequeathed all of her property to her sons (who are also her heirs-at-law), Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin, in equal shares and outright and free of trust.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1987 Upland Drive, Nashville, Tennessee 37216.

3. Barbara Ann Martin conveyed the Property to The Barbara Ann Martin Revocable Living Trust (the "Trust") on August 22, 2015. The Property was owned by the Trust at the time of Barbara Ann Martin's death on February 24, 2021. The Trust provides that the Property be distributed to her sons, Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin, in equal shares and outright and free of trust.

4. Barbara Ann Martin's estate has not been opened with probate court.

5. Barbara Ann Martin was not married at the time of her death. As a result, and according to the Tennessee laws of intestacy, the heirs-at-law of Barbara Ann Martin are her three (3) children, whose names are Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin. Barbara Ann Martin's three (3) children all survived her and are each therefore entitled to a 1/3 interest in the Property per the Tennessee laws of intestacy.

6. As indicated above, Randal Lee Martin survived his mother, Barbara Ann Martin. However, he died on May 25, 2021.

7. Randal Lee Martin's estate has not been opened with probate court.

8. According to the Tennessee laws of intestacy, the heirs-at-law of Randal Lee Martin are as follows: (i) his surviving spouse, Suzanne Starnes Martin; and (ii) his three (3) children (who all survived Randal Lee Martin), whose names are Jason Martin, Aaron Martin, and Chase Martin.

9. At the time of Randal Lee Martin's death, he owned a 1/3 interest in the Property. Upon Randal Lee Martin's death, his 1/3 interest in the Property was divided as follows in accordance with the Tennessee laws of intestacy: (i) Suzanne Starnes Martin became an owner of a 1/3 undivided interest in Randal Lee Martin's 1/3 interest in the Property and the remaining 2/3 interest in Randal Lee Martin's 1/3 interest in such Property was divided equally among Randal Lee Martin's three (3) children.

10. On March 28, 2022, Suzanne Starnes Martin executed that certain Quitclaim Deed of record in Instrument No. 20220511-0053770, Davidson County Register's Office, pursuant to which she conveyed any and all interest she had in the Property to Randal Lee Martin's three (3) children, whose names are Jason Martin, Aaron Martin and Chase Martin. As result, each of Jason Martin, Aaron Martin and Lee Martin own a 1/9 undivided interest in the Property as of the date of this Affidavit.

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 17th 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: _____

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 17, 2022

Elizabeth Ryder Sykes

10/17/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th 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: _____