Karen Johnson Davidson County
Batch# 932480 AFFIDAVITH
10/21/2022 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221021-0114843

This instrument prepared based on information
provided by the parties and not independent verification by:
C. Michael Robinson
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
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Map & Parcel: 098 01 0 070.00
Address Owner: James Hecker, et. al.
Send Tax Bill: 245 NE 71st Rd Warrensburg, MO 64093

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
)
COUNTY OF Sumner)

The undersigned having been first duly sworn according to law, deposes and states as follows:

1. That I am adult resident of Nashville, Tennessee and I have personal knowledge of the matters stated in this Affidavit.

2. Alice Leighty (hereinafter "the Decedent") died intestate on December 21, 2021 leaving no spouse, no children, and no parents surviving her. The Decedent had two siblings who predeceased her: Patricia Pearson and Steven Parlpyano.

3. Patricia Pearson had one child, whose names, relationship to Decedent, and address is as follows:

    i. James Hecker, nephew, 245 NE 71st Rd Warrensburg, MO 64093.

4. Steven Parlpyano had two children, whose names, relationships to Decedent, and addresses are as follows:
    i. Kevin Parlpyano, nephew, 1803 Craven Dr., Seffner, Fl 33584-5314; and
    ii. Ashley Parlpyano, niece, 3362 AntiguaLane, #103 Tampa, FL 33614.

5. The Death Certificate of the Decedent is attached hereto in Attachment A.

6. At the time of her death, Alice Leighty was the sole owner of fee simple interest in the property located at 5165 Roxborough Dr. Hermitage, Tennessee 37076 being more particularly described as follows:

    Land in Davidson County, Tennessee, being Lot. 76 on the Re-subdivision of Lots 74-85 on the plan of Roxborough Subdivision as of record in Book 5200, page 238, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 120 feet on the southerly margin of Roxborough Drive and extends back 267.99 feet on the northeasterly line and 253.95 feet on the southwesterly line to a dead line in the rear measuring 31.47 feet thereon.

Being the same property conveyed to Harry Edwar Phillips by deed from Randall Phillips Builders, Inc., of record in Book 6044, page 69, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter M. Leighty and wife Alice M. Leighty by deed from Harry Edward Phillips and wife, Janice Phillips of record in Book 6122, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice M. Lieghty by quitclaim deed from Peter M. Leighty of record in Instrument Number 20010917-0100367, Register's Office for Davidson County, Tennessee.

This is improved property known as 5165 Roxborough Dr. Hermitage, Tennessee 37076.

7. The above referenced persons are the heirs-at-law of the Decedent.

8. The above referenced heirs-at-law of the Decedent own the above referenced property in fee simple interest as tenants in common.

9. *Tenn. Code Ann.*§ 67-4-409(a)(3)(D) exempts this instrument from tax and *Tenn. Code Ann.* § 67-4-409(a)(5) further provides the valuation oath is unnecessary, said Affidavit being use to evidence transfer of title to the property to a beneficiary.

FURTHER, AFFIANT SAY NOT.

Dated this the 19 day of October, 2022

Peter M Leighty

OATH

STATE OF Tennessee)
)
COUNTY OF Sumner)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Peter M Leighty, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 19 day of October, 20 22

Stacey Riggins
NOTARY PUBLIC

STACEY RIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires August 19 2026

My Commission Expires: August 19, 2026

Tennessee Certification of Electronic Document

I, Brandi Frantz 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 10/20/22 (date of document).

Brandi Frantz
Affiant Signature

10/21/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of October, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202210210114843