This instrument was prepared by:
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 942665 AFFIDAVITH
11/18/2022 08:42:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221118-0122609

NEW OWNER(S):

Joseph C. Ezernack
7241 Highway 70 S #207
Nashville, TN 37221

SEND TAX NOTICES TO:

NEW OWNER

MAP AND PARCEL NUMBER: 142070G20700CO

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Alexander S. Fasching. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 5141 Virginia Way, STE 220, Brentwood, TN 37027.

3. I have personal knowledge of the matters stated in this Affidavit; I am attorney for the Estate of Kathryn B. Ezernack A/K/A Myrtie Kathrine Ezernack.

4. Kathryn B. Ezernack ("Decedent") died on April 13, 2021, while residing in the County of Davidson, state of Tennessee.

5. The real property to which this Affidavit applies is located at 7241 Highway 70 South, Unit 207, Nashville TN 37221 (the "Real Property"), more fully described as:

   BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements

appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

For prior title to the Real Property, see Instrument Number 20170119-0006137 in the Register's Office of Davidson County, Tennessee.

6. The Tennessee estate of the Decedent was not administered in a proceeding supervised by the court; however, Decedent's *Last Will and Testament* was admitted to probate on October 20, 2022, in Davidson County, Tennessee, Docket No. 22P1620, for the purpose of establishing muniment of title to real property.

7. A certified copy of Decedent's *Last Will and Testament* is recorded at Instrument Number 20221107-0119609, Register's Office for Davidson County, Tennessee, along with a certified copy of the Order of Probate for Muniment of Title, recorded at Instrument Number 20221107-0119608, Register's Office for Davidson County, Tennessee.

8. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

   a. Kathryn B. Ezernack owned the entire interest in the real property described herein at her passing.

   b. Kathryn B. Ezernack was not married at the time of her death and had three children, namely Joseph Coleman Ezernack, Bonnie E. O'Keefe, and Pamela Kay Martin.

   c. The beneficiary of the Decedent's interest in the Tennessee real property, pursuant to a specific bequest under her *Last Will and Testament*, is Joseph Coleman Ezernack, for his lifetime or until he ceases to use the property as his principal residence or pay normal costs related to the property, and at that time it shall pass to Bonnie E. O'Keefe and Pamela Kay Martin, as tenants in common.

Signed this 15th day of November 2022.

Alexander S. Fasching, Affiant

Sworn to and subscribed before me this 15th day of November 2022.

Notary Public

My Commission expires: 02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON