Karen Johnson Davidson County
Batch# 957322 AFFIDAVITH
01/04/2023 10:38:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230104-0000557

Prepared by and upon recording return to:
Wyatt, Tarrant & Combs, LLP (JCB)
333 Commerce St., Ste. 1050
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF ARIZONA)
COUNTY OF Yavapai)

On this 21st day of December, 2022, personally appeared Mary Evans, hereinafter referred to as the "Affiant", and after first being duly sworn, did hereby state and affirm as follows to the best of her knowledge, information and belief:

1. The Affiant is over eighteen (18) years of age and currently resides at 2285 Sanborn Drive, Sedona, AZ 86336.

2. That Affiant was personally acquainted with **Sarah M. Magee**, deceased, hereinafter referred to as "Decedent", during the Decedent's lifetime, and is familiar with Decedent's family history by reason of the following: Affiant is the sister of Sarah M. Magee.

3. The Decedent died intestate on or about August 18, 2022, and was at the time a resident of Los Angeles, California.

4. The Decedent was divorced, with no other children having been born to or adopted by the couple except as follows:

A. Adult Son – Patrick C. Parham, residing at 560 N Kingsley Dr., Apt. 110, Los Angeles, CA 90004

5. The improved property known as 270 Tampa Drive, Apt. E28, Harding Glen Condominium, Nashville, Tennessee, 37211 (Map/Parcel 133-16-0A 068.00CO) was conveyed by Warranty Deed from Yvonne A. Johnson, a single person, to Sarah Magee, unmarried, of record as Instrument No. 20120730-0066762, Register's Office for Davidson County, Tennessee, dated July 25, 2012, a copy of which is attached hereto as **Exhibit A**. Sarah M. Magee and Sarah Magee are one and the same person.

6. The mailing address currently on file with the Property Assessor's Office for Davidson County, Tennessee, is 257 N Mountain Avenue, Monrovia, CA 91016. The mailing address should be changed on the Property Assessor's records as well as the Metro Trustee's records to the following:

c/o Patrick C. Parham
560 N Kingsley Dr., Apt. 110
Los Angeles, CA 90004

7. This Affidavit is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that her execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that her Affidavit is not made for any fraudulent purpose.

8. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

[Remainder of Page Intentionally Left Blank]

FURTHER, AFFIANT SAITH NOT.

Mary M. Evans
MARY EVANS

Sworn to and subscribed before me this 21st day of December, 2022.

Barbara Thomiszer

Barbara Thomiszer
NOTARY PUBLIC

My Commission Expires: Feb. 25, 2024

BARBARA THOMISZER
Notary Public - Arizona
Yavapai County
Commission # 578657
My Comm. Expires Feb 25, 2024

STATE OF ARIZONA)
COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **MARY EVANS**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 21st day of December, 2022.

Barbara Thomiszer

Barbara Thomiszer
NOTARY PUBLIC

My Commission Expires: Feb. 25, 2024

BARBARA THOMISZER
Notary Public - Arizona
Yavapai County
Commission # 578657
My Comm. Expires Feb 25, 2024

BILL GARRETT, Davidson County
Trans:T20120055848 DEEDWARR
Recvd: 07/30/12 10:08 2 pgs
Fees:13.00 Taxes:51.80
20120730-0066762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 14,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARAH MAGEE	NEW OWNER	133160A06800CO
270 TAMPA DR APT E28	P.O. Box 301	
NASHVILLE, TN 37211	Providence, Ky 42450	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

YVONNE A JOHNSON, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH MAGEE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E 28 OF BARCELONA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 10 AT SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6400, PAGE 801, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BARCELONA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF THIS MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO YVONNE A JOHNSON, A SINGLE INDIVIDUAL BY WARRANTY DEED FROM HUONG THI NGUYEN DATED 07/19/06 AND RECORDED ON 07/16/06 IN INSTRUMENT NO. 20060726-0089780, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 270 TAMPA DR APT E28, NASHVILLE, TN 37211.

EXHIBIT
tabbies
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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of July, 2012.

Yvonne A. Johnson
YVONNE A JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, YVONNE A JOHNSON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2012.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013