THIS DOCUMENT PREPARED BY: John D. Kitch, Attorney at Law
211 Athens Way, Suite 200
Nashville, Tennessee 37228

Owner: Carol Ludwig
7011 Willow Branch Court
St. Louis, Missouri 63129

Send tax notice to: Carol Ludwig
7011 Willow Branch Court
St. Louis, Missouri 63129

Parcel ID.:
142-09-0-F 705.00 CO

AFFIDAVIT OF HEIRSHIP

Karen Johnson Davidson County
Batch# 958965 AFFIDAVITH
01/09/2023 08:46:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230109-0001502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Kathlyn Carlson was an unmarried woman with no children, having as her only heir at law her sister, Carol Ludwig of St. Louis, Missouri. Her parents both predeceased her. She owned the property referenced in this Affidavit in fee simple. She died intestate in December 2022 and therefore Carol Ludwig became the fee simple owner of the subject property by operation of law:

> A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Unit No. 705, together with the Carport designated No. 705-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, and Book 8123, Page 690, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924,

Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Carlson by The Dorothy C. Orten Revocable Living Trust, by Warranty Deed dated September 1, 2004 of record in Instrument No. 20040903-0106878, Register's Office for Davidson County, Tennessee.

This is property with a common address of 705 General George Patton Road, Nashville, TN 37221-2460.

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 that the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

MARY LOU PIERCE

Personally appeared before me, the undersigned authority, the within named Mary Lou Pierce, who was personally acquainted with Kathryn Carlson for many years, and who knows the facts relating to her ownership of the subject property and the nature of her family situation, and with whom I am personally acquainted (or who provided satisfactory proof of identity), and who, after being duly sworn, did swear, state or affirm that she had read the foregoing document for the purposes therein contained and acknowledged that it is true based on her personal knowledge.

IN WITNESS HEREOF I have hereunto set my hand and seal at my office in said county on this 5th day of January, 2023.

NOTARY PUBLIC

My commission expires: 5/9/2023

JOHN D KITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023