Karen Johnson Davidson County
Batch# 962767 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
20230120-0004554

This instrument was prepared by:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

GRANTEE(S): Kathleen Shannon Malone and Jessika Elizabeth Malone

SEND TAX NOTICES TO: Kathleen Shannon Malone and Jessika Elizabeth Malone
854 Todd Preis Drive
Nashville, TN 37221

MAP/PARCEL NUMBER: 142-09-0A-027.00

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to T. C. A. § 30-2-712
For the Purpose of Documenting
Title to Property Owned by
Albert S. Malone Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, MELISSA HILL, of DAVIDSON County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. Affiant is over the age of eighteen (18) and does not suffer from any type of disability.

2. Affiant is a resident of DAVIDSON County, in the State of Tennessee.

3. Affiant is familiar with the estate and heirs of ALBERT S. MALONE, deceased, hereinafter referred to as Decedent, and has had personal knowledge of the family of the Decedent in his capacity as a friend of the Decedent and his family for over twenty-two (22) years.

4. Affiant knows that the Decedent died on January 2, 2023, and was a resident of DAVIDSON County, Tennessee.

5. To the best of Affiant's knowledge, the Decedent died without a Last Will and Testament.

6. Affiant knows that the Decedent's place of residence and homestead at the time of his death was 854 Todd Preis Drive, Nashville, TN 37221, more particularly described in **"Exhibit A"** attached hereto and made a part hereof.

7. To the best of the Affiant's knowledge, the Decedent did not have any unpaid debts.

8. Affiant further states that the Decedent was an unmarried at the time of his death, and that he was survived by the following heirs at law:

Name:	**Relationship:**
KATHLEEN SHANNON MALONE	DAUGHTER
JESSIKA ELIZABETH MALONE	DAUGHTER

9. Affiant knows that the Decedent had no children who predeceased him, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

10. Affiant knows that the real property located at 854 Todd Preis Drive, Nashville, TN 37221, is now vested in KATHLEEN SHANNON MALONE and JESSIKA ELIZABETH MALONE, the only heirs at law of Decedent.

11. Affiant is aware this affidavit is made for the purpose of establishing the heirs of Decedent and that it will be relied on by all future parties to certify proper transfer and title to this and any other real estate owned by Decedent.

The undersigned agrees to indemnify and hold harmless Sidwell, Barrett, Gore & Reynolds P.C., Phoenix Title Services, LLC, and its title underwriter for liability that either or both of them may incur as a result of issuing policies of title insurance on the property located at 854 Todd Preis Drive, Nashville, TN 37221, in reliance on this Affidavit of Heirship.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

[The remainder of this page has been left blank intentionally.]

I, MELISSA HILL, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

Melissa Hill

MELISSA HILL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, MELISSA HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2023.

My Commission Expires: July 24, 2023

Michelle Pepper
Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

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. 32-B on the plan of Doral Country Villa Condominiums, Section 2, according to the Master Deed of record in Book 5011, Page 395, Register's Office of Davidson County, Tennessee and more particularly described in Plat Book 4860, Page 122, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Albert Malone, Jr., an unmarried man, by Warranty Deed from Delisa Johnson, Executrix of the Estate of Janice M. Stoner, of record in Instrument No. 20210730-0102891 in the Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 30, 2021. The Albert Malone, Jr. died intestate on January 2, 2023, leaving Kathleen Shannon Malone and Jessika Elizabeth Malone as his heirs at law.

This is improved real property known more commonly as **854 Todd Preis Drive, Nashville, TN 37221**.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/18/23 (date of document).

Affiant Signature

1/19/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON