This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 971987 AFFIDAVITH
02/17/2023 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011810

AFFIDAVIT OF INHERITANCE
REGARDING MAP AND PARCEL 084 14 0 034.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as Elizabeth Ryder Sykes, Esq., Attorney for the Estate of Suzanne Alderman Waller.

3. **SUZANNE ALDERMAN WALLER** died a resident of Goodlettsville, Sumner County, Tennessee on December 24, 2020. Suzanne Alderman Waller was unmarried at the time of her death.

4. At the time of the death of **SUZANNE ALDERMAN WALLER**, she owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 084 14 0 034.0) (the "Property"), being more particularly described as follows:

> Being Lot No. 60 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, page 100 and 101, Register's Office for said County.
>
> Said Lot No. 60 fronts 90 feet on the southerly side of Brookview Drive and runs back between lines, 244.5 feet on the westerly line and 214.4 feet on the easterly line to a dead line in the rear on which it measures 94.3 feet.
>
> Being the same property conveyed to Suzanne A. Waller, by Quit Claim Deed from William B. Alderman, of record in Instrument No. 20121228-0119990, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 2157 Brookview Drive, Donelson, Davidson County, Tennessee, 37214.

Suzanne Alderman Waller and Suzanne A. Waller are one and the same person.

5. The said Suzanne Waller died testate on December 24, 2020. Her probate estate is being administered in the Chancery Court for Sumner County, Tennessee, Docket No. 21PR-183.

6. The beneficiary named in the Last Will and Testament of Suzanne Alderman Waller is The Waller Revocable Living Trust, Nicole A. Hornal, Trustee. Nicole A. Hornal and John Southard Waller, Jr. are the children and heirs of Suzanne Alderman Waller, and are the named beneficiaries of the Trust. Upon the death of Suzanne Alderman Waller, her interest in this property vested in The Waller Revocable Living Trust.

Elizabeth Ryder Sykes

Elizabeth Ryder Sykes, Esq.
Attorney for the Estate of
Suzanne Alderman Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH RYDER SYKES, ESQ.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2023.

Lynne E. Neeley

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My commission expires: _____

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 17, 2023.

Elizabeth Ryder Sykes

2/17/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of February, 2023.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____