Karen Johnson Davidson County
Batch# 973299 AFFIDAVITH
02/22/2023 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230222-0012587

This instrument prepared by:
City Title, LLC
301 Plus Park Blvd, Suite 502
Nashville, TN 37217
FILE NO CT-23-252

Map and Parcel: Property 1:
096-09-0-049-00

AFFIDAVIT AS TO HEIRS
of
ROBERT A. MAAS
(Pursuant to T.C.A. §30-2-712)

State of Minnesota
County of Rice

On the 14 day of Feb, 2023, before me personally appeared Vicki S. Hober "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Robert A. Maas**, "the Decedent."

And That the Affiant knew the Decedent for over 55 years and is familiar with Decedent's family history as they have been a sibling / aunt to nephews / associated during this time period.

And that said Decedent died on or about **November 28, 2021, Divorced**

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Robert A. Maas**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Robert Anthony Maas, II	**Son**
Luke Austin Maas	**Son**
Kyle Abraham Maas	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Robert Anthony Maas, II, Luke Austin Maas, and Kyle Abraham Maas,** as all the heirs of **Robert A. Maas.**

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Minnesota
County of Rice

I, Vicki Asbee, the Affiant, 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. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Sworn to and subscribed before me on this 14th day of February, 2023.

Louise Warner
Notary Public
My Commission Expires: 01/31/2028

LOUISE ANN WARNER
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

(Notary Seal)

EXHIBIT A

Property 1:
A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being part of the abandoned right of way of the Lebanon Branch of the N.C. and St. L. Railway, and a part of the triangle strip adjoining same on the southeast and being designated as Tract No. 2 on a survey made by John M. Sullivan, Surveyor, January 3, 1949 and described according to said survey as follows:

Beginning at a point which is the Northeast corner of said Lot No. 2 and the furthermost Northerly Northwest corner of Lot No. 1 as shown by said survey; thence South 54 deg. West 90 feet to a pointing the Easterly boundary line of Lot No.3; thence South 27 deg. East 164.4 feet along said Easterly boundary to line of Lot No. 3 according to said survey; thence North 54 deg. East 90 feet to a point; thence North 27 deg. West 164.4 feet to the point of beginning.

Also being described as Lot 1, Campbell View, as shown on plat of record in Plat Book 7900, Page 840, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Together with and subject to that 50 foot easement for ingress and egress as described in Book 4260, Page143, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert A. Maas by Warranty deed from Jack D. Odum, Herman F. Odum and Herbert E. Odum, d/b/a Odum Brothers of record in Book 9579, page 499, Register's Office for Davidson County, Tennessee, dated December 22, 1994 and recorded on January 26, 1995. (Value or consideration shown in aforementioned deed $60,000.00.) Said Robert A. Maas died intestate on November 28, 2021, survived by Robert A. Maas, II, Luke Austin Maas and Kyle Abraham Maas. See Affidavit of Heirship recorded on May 11, 2022, of record in Instrument Number 20220511-0053715, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 250 Donelson Pike, Nashville, Tennessee 37214.

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/2023.

Affiant Signature

2/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/22/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON