Karen Johnson Davidson County
Batch# 977086 AFFIDAVITH
03/06/2023 09:20:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230306-0015663

Tax Information:
Parcel ID: 096 10 0 214.00

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

AFFIDAVIT OF INHERITANCE

I, Patricia B. Lister, the undersigned, of Davidson County, Tennessee, being first duly sworn, depose and say to the best of my knowledge and belief:

(1) I am an adult and reside at 3305 Falls Creek Drive, Nashville, Tennessee 37214. Send property tax bills to Patricia B. Lister at my address.

(2) My father, Fred Douglas Brent and my mother, Rosie L. Brent, are the current owners of record certain improved real property located at 2902 Lakeland Drive, Nashville, Davidson County, Tennessee, (the "Property") and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> SAID Lot No. 70 fronts 79.5 feet on the northerly side of Lakeland Drive and runs back between Lines 175.4 feet on the westerly side, being a broken line, and 177 feet on the easterly side to a dead line in the rear and measures 85 feet on said dead line.
>
> BEING the same land conveyed to Fred Douglas Brent (deceased) and wife, Rosie L. Brent (deceased) from Riverwood Homes, Inc., by Warranty Deed dated August 31, 1955, of record in Book 2448, Page 101, in the Register's Office for Davidson County, Tennessee
>
> THIS is improved property known as: 2902 Lakeland Drive, Nashville, TN 37214.

(3) My mother, Rosie L. Brent, died on June 25, 1993, and her interest in the Property passed to my father, Fred Douglas Brent, by operation of law.

(4) My father, Fred Douglas Brent, died on April 13, 2008, and his interest in the Property passed to his surviving children, Patricia B. Lister and Theodore L. Brent. This is consistent

with his Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee (Case No. 09P-445).

(5) My brother, Theodore L. Brent, died on April 19, 2017.

(6) I am the sole surviving child and heir of Fred Douglas Brent and Rosie L. Brent.

(7) In accordance with the laws of descent and distribution of the State of Tennessee, I received the Property as my sole Property by operation of law.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her respective name.

2-23-23
Date

Patricia B. Lister
Patricia B. Lister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Patricia B. Lister, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of February, 2023.

Jason Grenstiner
NOTARY PUBLIC

My Commission Expires: 3/3/2026

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2026