RECORDING REQUEST BY

STEPHENSON AND STEPHENSON
WHEN RECORDED MAIL TO

NAME **Stephenson and Stephenson**

MAILING ADDRESS **29000 S. Western Avenue, Suite 300**

CITY, STATE ZIP CODE **Rancho Palos Verdes, CA 90275**

Karen Johnson Davidson County
Batch# 1018768 **AFFIDAVIT**
06/26/2023 08 56.05 AM 4 pgs
Fees $22 00 Taxes $0 00



20230626-0048220

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

AFFIDAVIT DEATH OF TRUSTEE

Recording Requested By
and When Recorded Return to:
STEPHENSON and STEPHENSON
29000 S. Western Avenue, Suite 300
Rancho Palos Verdes, CA 90275

Mail Tax Statements to
Richard Thomas Madariaga, Successor Trustee
111 Casper Avenue
Nashville, TN 37216

AFFIDAVIT DEATH OF TRUSTEE

ASSESSOR'S PARCEL NO.:071-15-0-284-00

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

I, RICHARD THOMAS MADARIAGA, the undersigned, declare under penalty of perjury under the laws of the State of California that the following is true and correct:

(1) By instrument dated June 5, 2009, MARY ORLANDO, as Trustee executed a DECLARATION OF TRUST. Trust not recorded.

(2) Said DECLARATION OF TRUST appointed me to serve as Successor Trustee if MARY ORLANDO for any reason failed to qualify or ceased to act as Trustee.

(3) On December 29, 2022 said Trustee, MARY ORLANDO, the same person as the decedent mentioned in the attached certified copy of the Certificate of Death, died.

(4) Pursuant to the terms of the DECLARATION OF TRUST, I have assumed the responsibilities of Successor Trustee.

(5) The following described real property is part of the Trust estate:

Improved real property located at 1214 Joseph Avenue, Nashville, TN 37207 and more particularly described as:

SEE ATTACHED EXHIBIT A

(6) I am authorized under the terms of the DECLARATION OF TRUST and the provisions of the California Probate Code to act as the Successor Trustee with respect to the Trust's interests in the above-described property. No other person has a right to the interest of the Trust in the described property and the described property shall be transferred to me as Successor Trustee.

Executed on April 18, 2023, at Rancho Palos Verdes, California.

RICHARD THOMAS MADARIAGA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 18th day of April, 2023, by RICHARD THOMAS MADARIAGA proven to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary

MICHAEL MURRAY STEPHENSON
Notary Public - California
Los Angeles County
Commission # 2437334
My Comm. Expires Feb 6, 2027

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the southerly 4 feet of Lot No. 45 and the Northerly 46 feet of Lot No. 46 on the Plan of C F. Sharpe and W L. Horn's 2nd subdivision of Lindsley Property in N. E. Nashville, as shown of record in Book 161, page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description