THIS DOCUMENT PREPARED BY:

John D. Kitch, Attorney at Law
Cornelius & Collins LLP
511 Union Street, Suite 1500
P.O. Box 190695
Nashville, Tennessee 37219

Owner:

Pamela Steele Thrower
Penny Gail Steele
5077 Moss Road
Nashville, Tennessee 37221

Send tax notice to:

Pamela Steele Thrower
Penny Gail Steele
5077 Moss Road
Nashville, Tennessee 37221

Map and Parcel
155-16, Par. 52

AFFIDAVIT OF INHERITANCE

Karen Johnson Davidson County
Batch# 1043052 **AFFIDAVITH**
08/28/2023 08 27 17 AM 2 pgs
Fees $12 00 Taxes $0 00

20230828-0066813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Claude H. Steele and Jeannette Steele were husband and wife and owned the property referenced in this Affidavit as tenants by the entireties. Jeanette Steele died on January 1, 2022, a resident of Davidson County, Tennessee, and therefore Claude H. Steele became the fee simple owner of the subject property by operation of law. Claude H. Steele died on April 7, 2023, a resident of Davidson County, Tennessee, and therefore his two daughters, Pamela Steele Thrower and Penny Gail Steele, as the only heirs at law of Claude H. Steele, and the only beneficiaries of his real estate under his Will, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee. Docket Number 23P-1481, became the fee simple owners of the subject property by operation of law:

> Land in Davidson County, Tennessee, being Reserved Parcel B on the Plan of Pasquo Park, Section 2, as of record in Book 3600, page 77, described as follows: Beginning at the southwest corner of Lot No. 35 on said Plan and the southeast corner of the herein described property; thence N 88° 21' E. 82.7 feet to a point; thence N 32° 48' E 110.0 feet to a point; thence in a generally southerly direction 95.0 feet to the point of beginning.
> Being the same property conveyed to Claude H. Steele and wife Jeanette Steele from Pasquo Park Company of record in Book 5453, page 203, Register's Office for Davidson County, Tennessee.

As corrected by Deed of Correction in Book 5580, page 449, said Register's Office.

This conveyance is made subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 3870, page 12, Register's Office for Davidson County, Tennessee;
2. Plan of Record in Book 3600, page 77, said Register's Office, showing an Owner's Certificate, and a 10 foot easement for public utility purposes along the northwesterly & southerly line of said lot; and
3. Notation on the Plan providing that Reserved Parcels A, B, and C are not to be used as individual building sites until approved by the Metropolitan Planning Commission.

Tenn. Code Ann. § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-409(a)(5) further provides that the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

JOHN D. KITCH

Personally appeared before me, the undersigned authority, the within named John D. Kitch, with whom I am personally acquainted (or who provided satisfactory proof of identity), and who, after being duly sworn, did swear, state or affirm that he had read the foregoing document for the purposes therein contained and acknowledged that it is true based on isr personal knowledge.

IN WITNESS HEREOF I have hereunto set my hand and seal at my office in said county on this 23rd day of August, 2023.

Twyla M. Bryant
NOTARY PUBLIC

My commission expires: 3-9-2027.

TWYLA M. BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027