Karen Johnson Davidson County
Batch# 1069898 AFFIDAVITH
11/09/2023 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231109-0087552

THIS ESTATE PREPARED BY:

Joseph T. Zanger, Esq
135 Clif Garrett Drive
White House TN 37118

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Owner: Lucretia A Albert
816 Berwick Trail
Nashville TN 37115

Send tax notice to: Lucretia A Albert
816 Berwick Trail
Nashville TN 37115

Map and Parcel
052 00 0 037.00

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# AFFIDAVIT OF INHERITANCE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Lucretia A. Albert and Davidson Christopher Albert were husband and wife and owned the property referenced in this Affidavit as tenants by the entireties. David Christopher Albert died on January 30, 2023, a resident of Davidson County, Tennessee, and therefore Lucretia A. Albert became the fee simple owner of the subject property by operation of law:

The following described property:

Situated in the Davidson County, and State of Tennessee:

Lot No. 6 on the Plan of Candace Heights Subdivision, as of record in Book 2330, page 78, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same parcel conveyed to David Christopher Albert and Lucretia A. Albert from James Michael Clinard and Carrie Victoria Clinard, by virtue of a deed dated 1/6/2015, recorded 1/8/2015, in deed instrument no. 20150108-0002059 county of Davidson, state of Tennessee.

This property is commonly known as 816 Berwick Trail, Madison TN 37115.

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.

Lucretia A Albert

Lucretia A. Albert

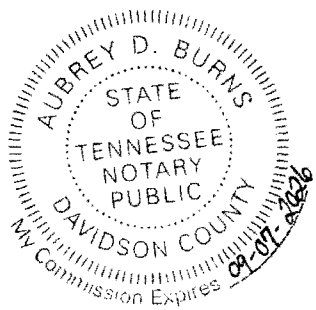
Personally appeared before me, the undersigned authority, the within named Lucretia A. Albert, with whom I am personally acquainted (or who provided satisfactory proof of identity), and who, after being duly sworn, did swear, state or affirm that she had read the foregoing document for the purposes therein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

IN WITNESS HEREFORE, I have hereunto set my hand and seal at my office in said County of this 8th day of November, 2023

Aubrey D. Burns

Notary Public

My commission expires: 09-07-2026



**Tennessee Certification of Electronic Document**

I, Jason Burns, 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 November 8, 2023 (date of document).

Affiant Signature

11/08/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Jul 7, 2025

NOTARY'S SEAL

ADAM F. HARRER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025