Karen Johnson Davidson County
Batch# 1085605 AFFIDAVITH
12/27/2023 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231227-0099204

This instrument prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, being first duly sworn, deposes and states, under oath as follows:

A. Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree, owned two parcels of real property described as and located at:
   1. 301 Windemere Woods Drive, Nashville, Tennessee 37215.
   2. 2328 Castleman Drive, Nashville, Tennessee 37215.

B. Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree has since died on or about October 19, 2023, and her husband having predeceased her, upon her death, title vested in her two sons, John Ferree and David Ferree, as her sole surviving heirs at law.

C. The properties owned by Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree in Davidson County are further described as:

TRACT I [131 01 0H 001.00]

Land in Davidson County, being Lot No. 1 on the Plan of Windemere Planned Unit Development Phase I together with a common interest in open areas of roadways therein, as of record in Book 6900, page 45, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description.

Being the same property conveyed to Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree, by warranty deed from Hobbs Corporation, of record in Book 7280, page 818, said Register's Office.

Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree is deceased. She died on October 19, 2023. Her husband predeceased her, and upon his death held no interest in the property such that upon the death of Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree, title vested in her two sons, John and David Ferree.

TRACT II [131 01 0 040.00]

Land in Davidson County, being Lot No. 4 on the Plan of the Addition of Lindawood, as of record in Book 2854, page 140, Register's Office for said county and described as follows:

Beginning at a point on the northerly margin of Castleman Drive at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northwesterly 225.9 feet to the point; thence westerly 158.8 feet to a point in the easterly margin of Lindawood Drive; thence with the margin of same southerly 139 feet to a monument at the beginning of a curve; thence around said curve; easterly 39.27 feet to a point in the northerly margin of Castleman Drive; thence with the margin of same, easterly around a slight curve, 215.26 feet to the point of beginning.

Being the same property conveyed to Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree, by warranty deed from Genola Virginia Koonts Cottrell, of record in Book 8583, page 346, Register's Office for Davidson County, Tennessee.

Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree is deceased. She died on October 19, 2023. Her husband predeceased her, and upon his death held no interest in the property such that upon the death of Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree, title vested in her two sons, John and David Ferree.

D. The Affiant had known Lorene Koonts Ferree, a/k/a Lorene Marie Koonts Ferree for over 25 years ~~as~~ Friend (relation).

E. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

Further the Affiant Saith Not.

Affiant Signature

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Scott Thorpe on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, on this 27th day of December, 2023.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 December 23, 2023

AFFIANT SIGNATURE

12/26/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 26th day of December, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026