THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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Karen Johnson Davidson County
Batch# 1089934 AFFIDAVITH
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20240109-0001827

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Laura Anne Carr, being first duly sworn according to law, being of lawful age and a resident of Nashville, Davidson County, State of Tennessee since 1973, and having known the decedent for approximately 26 years and pursuant to Section 30-2-712 of Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Robert Francis Nieves (the "decedent") died September 16, 2023, a resident of Davidson County, Tennessee.

2. The decedent died was never married and had no children. The decedent's parents predeceased the decedent. The decedent has one sibling, Angela Nieves, who is the only heir-at-law of the decedent.

3. The decedent died without a Will.

4. At the time of his death, the decedent owned real property in Davidson County, Tennessee known as 1900 Richard Jones Road, Unit C-201, Nashville, Tennessee 37215 and being more particularly described in the deed of record in Book 11665, Page 439, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This affidavit will confirm the vesting of title of the decedent's interest in said real property located in Davidson County, Tennessee, after his death, in his only heir-at-law, Angela Nieves.

Further, affiant saith not.

Dated this 9th day of January, 2024.

Laura Anne Carr

Laura Anne Carr

Subscribed and sworn to before me this 9th day of January, 2024.

Alice M. Bohannon

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Laura Anne Carr, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, on this the 9th day of January, 2024.

Alice M. Bohannon

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT "A"

Land lying in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-201 on the Plat of Green Hills Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5304, Page 702, as amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Green Hills Terrace Condominiums, of record in Book 5200, Page 64, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert F. Nieves, unmarried, by Deed from David A. Spodeck, Jr., unmarried, of record in Book 11665, Page 439, Register's Office for Davidson County, Tennessee.

Robert F. Nieves and Robert Francis Nieves are one and the same person.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof of record in Book 5304, Page 745, as amended in Book 9830, page 181, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wood Valley Condominiums, as aforesaid; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 1900 Richard Jones Road, Unit C-201, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/9/24.

1/9/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

