Karen Johnson Davidson County
Batch # 1103939 AFFIDAVIT
02/23/2024 09:25:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240223-0012432

This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

AFFIDAVIT

Michael Spore, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Michael Spore, a resident of Davidson County, Tennessee.

   That Affiant personally knew Samuel Anselm Francescon, Jr., deceased, hereinafter referred to as Decedent. With respect to his Estate, affiant is a disinterested party, has no relationship of consanguinity with Decedent, and has personal knowledge of the Decedent by reason of the following:

   I have known Samuel Anselm Francescon, Jr. and his late wife, Margaret Ann St. Charles Francescon, for more than 60 years. I attended the same Church and grammar school as the family of Samuel Anselm Francescon, Jr., and have been a friend of the family since childhood. I have attended many family functions of the family of Samuel Anselm Francescon, Jr. and his late wife, Margaret Ann St. Charles Francescon, since childhood, including weddings, funerals, and numerous family outings.

2 That Affiant knows that at his date of death, the said Samuel Anselm Francescon, Jr. had an ownership interest in the following described real estate in Davidson County:

   House and lot located at 100 Cloister Drive in Nashville, TN.

4. That Samuel Anselm Francescon, Jr. died on May 13, 2023, and was at the time a resident of Davidson County, Tennessee, and was unmarried at the time of his death. His wife, Margaret Ann St. Charles Francescon, died on May 9, 2019.

5. Decedent left a Last Will and Testament, which has not been probated, to the best of my knowledge, information, and belief.

6. That Samuel Anselm Francescon, Jr. was unmarried at the time of his death and remained unmarried after the death of his wife.

7. That Samuel Anselm Francescon, Jr. has eight children: Stephen Paul Francescon, Robert A. Francescon, David Brian Francescon, Susan Francescon Bateman, Samuel Joseph Francescon, Daniel Wayne Francescon, Christopher Michael Francescon and Margaret Francescon Grover. He had no other live-born children and no adopted children.

8. That there have been no known unresolved claims made against the Decedent or his Estate.

9 . Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow - and other title companies - for the issuing of title insurance policies covering the property described herein.

Dated this 25 day of JAN, 2024.

Michael Spore

Michael Spore

a

State of Tennessee)
County of Davidson)

Sworn to or subscribed before me this 25 day of JAN, 2024.

Notary my commission expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Spore, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of JAN, 2024.

Notary Public My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE