PREPARED BY:

Andrew J. Bellm, Esq.
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NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 1108995 AFFIDAVITH
03/08/2024 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240308-0016302

New Owner Address:	Send Tax Bills To:	Parcel Numbers:
Jennifer Mizgata & Thaddaus Mizgata 919 West 34th Street Unit 4776 Baltimore, MD 21211	First Community Mortgage 262 Robert Ross Drive, Ste 101 Murfreesboro, TN 37129	175-02-0B-166.00

AFFIDAVIT OF HEIRSHIP

STATE OF MARYLAND)
COUNTY OF Baltimore)

Comes the affiant, Rebecca Armendariz, being first duly sworn according to law and being of lawful age and a resident of Baltimore County, Maryland, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of real property commonly known as improved land at 4162 Saddlecreek Way, Antioch, Davidson County, TN 37013 (the "Property") which is more particularly described in Exhibit A.

2. I have been personally acquainted with Susan A. Mizgata ("Decedent"), Jennifer Mizgata and Thaddaus Mizgata, and I am familiar with Decedent, Jennifer Mizgata, and Thaddaus Mizgata's family histories.

3. Decedent was the sole owner of the Property.

4. Decedent died intestate on June 15, 2023, a resident of Antioch, Davidson County, Tennessee.

5. Decedent was divorced. Decedent had two children, Jennifer Mizgata and Thaddaus Mizgata.

6. Decedent is survived by her daughter, Jennifer Mizgata and her son, Thaddaus Mizgata.

7. Decedent's heirs-at-law are her children, Jennifer Mizgata and Thaddaus Mizgata.

8. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's children, Jennifer Mizgata and Thaddaus Mizgata, upon Decedent's death.

9. Jennifer Mizgata and Thaddaus Mizgata are the joint owners of the Property.

10. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, February 23, 2024.

Rebecca Armendariz, Affiant

STATE OF MARYLAND)
COUNTY OF Baltimore City

Rebecca Armendariz, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on 02 23, 2024.

Notary Public

My Commission Expires: May 25, 2024

CHRISTOPHER RICHBURG
Notary Public - State of Maryland
Carroll County
My Commission Expires May 25, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2401, on the Horizontal Property Regime for Old Hickory Commons, Section Two and Three, as recorded in the Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SUSAN MIZGATA, by Warranty Deed from TOMMY COUCH and YANZIA COUCH, Husband and Wife, of record in Instrument No. 20180605-0053719, dated June 5, 2018, said Register's Office, and all of Susan Mizgata's right, title and interest in the property having vested in her heirs-at-law by intestacy, being namely Jennifer Mizgata and Thaddaus Mizgata.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 175-02-0B-166.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et. seq.

Matters shown on the Plan of record as Instrument No. 20081016-0104151, said Register's Office.

Easements of record in Book 2344, page 432, Book 2346, page 378, Book 4425, page 535, Book 4425, page 582, and Book 11124, page 716, said Register's Office.

Pipe Line Easement of record in Book 3570, page 11, and Book 3571, page 599, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060307-0026092, said Register's Office.

Easement granted unto the Tennessee Telephone Company of record as Instrument Nos. 20080709-0070604 and 20081121-0114642, said Register's Office.

Reservations and Rights granted unto the Metropolitan Government of Nashville and Davidson County as set out in the Warranty Deed of record as Instrument No. 2010030-0016291, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument Nos. 20070920-0112646, 20071213-0143334, 20080317-0026338, 20080710-0071087, 20101222-0101832 and Instrument No. 20140207-0011094, said Register's Office.

Master Deed of record as Instrument No. 20130322-0028759, as amended as Instrument No. 20140207-0011094, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102, said Register's Office.

This is improved property located at 4162 Saddlecreek Way, Antioch, TN 37013.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 23, 2024.

Affiant Signature

Date: March 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

4863-3901-2259, v. 1