Karen Johnson
Batch # 1120257
04/08/2024 01:25:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVITH
2 pgs

20240408-0024852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_____)

The actual consideration or value, whichever is greater, for this transfer is $0.

Stephanie Davidson
Affiant

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 5 day of April, 2024.

Notary Public_____ My Commission Expires: 3/3/2025

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Kent Langreck 632 Bristol Creek Dr. Nashville, TN 37221	New Owner	155 08 0B 063.00

AFFIDAVIT OF HEIRSHIP

1. Affiant is over the age of eighteen (18) years and is familiar with the family and family history of Michael Forrest Langreck.

2. Michael Forrest Langreck ("Decedent") died on November 18, 2023. He was a resident of Davidson County, Tennessee at the time of his death. He was unmarried (divorced) at the date of his death. He had one son, Michael Kent Langreck, who is Michael Forrest Langreck's sole heir.

3. At the time of his death, Decedent owned property known as 601 S Riverbend Ct, Nashville, TN 37221. Said property is more fully described as follows:

   Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for Said County.

   Said Lot No. 63, which is a corner lot, fronts 80.00 feet on the westerly margin of South Riverbend Ct. and fronts 75.68 feet on the broken northerly margin of South Riverbend Drive, said frontages being joined by a curve having a length of 40.99 feet and extends back 96.93 feet on the westerly line and 86.55 feet on the northerly line to a point of intersection.

Being the same property conveyed to Michael Forrest Langreck from Lucille K. Langreck, recorded in Document # 20230228-0013813, Register's Office for Davidson County, Tennessee.

4. Pursuant to Tennessee's laws of intestate succession, Michael Forrest Langreck's ownership of the property described above vested immediately upon Decedent's death to his heir, Michael Kent Langreck.

5. The statements made herein are based on Affiant's own knowledge and belief and Affiant is aware that this Affidavit may be relied upon in order to convey and/or insure title to certain real property.

6. This Affidavit of Heirship is given freely pursuant to T.C.A. 30-2-712, et seq., to help establish and reflect the heirship with respect to any real property owned by Michael Forrest Langreck in Davidson County, Tennessee.

Stephanie Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nicholas Perench, Jr. a Notary Public of the state of Tennessee, Stephanie Davidson ("Affiant"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and seal at office, this 5 day of April, 2024.

NOTARY PUBLIC
My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY