This Instrument Prepared By:
Susan T. Jones
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

Karen Johnson Davidson County
Batch # 1134278 AFFIDAVITH
05/13/2024 02:00:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035108

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 2024, personally appeared Ellen Hendricks, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee, residing at 3223 Masonwood Drive, Nashville, Tennessee 37207.

2. That Affiant was personally acquainted with **Marcus Lamont Townsend**, deceased, hereinafter referred to as Decedent, during the Decedent's lifetime and is familiar with Decedent's family history by reason of being a close friend of the Decedent.

3. That at the time of Decedent's death, he was unmarried.

4. That Decedent died on December 20, 2022, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent was survived by the following person:

Marcus Lamont Townsend, Jr.
202 Berry Street
Nashville, TN 37207

6. That at the time of the Decedent's death, he owned certain real property in Davidson County Tennessee, namely, **685 Exmoor Drive, Goodlettsville, Tennessee 37072**, and more particularly known as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Parkview Preserve Holding LP, a Delaware limited partnership, dated October 4, 2021, of record in Instrument No. 20211014-0138182, Register's Office for Davidson County, Tennessee.

a. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee.

c. All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704, amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for Parkview Preserve of record in Instrument No. 20200108-0002728, and supplemented by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Parkview Preserve (Annexing Phase 1B and

Phase 2 Property) of record in Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee.

e. Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

g. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

h. Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

i. Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

j. Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

k. Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

l. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

m. Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Damall, TN R.L.S. No. 1571, Job No. 17163.

n. The flow of any creeks, streams, or branches across subject property.

o. Subject to rights of others in and to common areas/elements.

p. Subject to lien for special assessment contained in DCCR's/Master Deed.

q. All other easements and restrictions of record.

Being the same property conveyed to Marcus Lamont Townsend by Special Warranty Deed from NVR Inc., a Virginia Corporation T/A Ryan Homes, on February 24, 2022, as of record in Instrument No. 20220228-0022097, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements of right of ways for public utilities that are applicable to above-described property.

This is improved property known as 685 Exmoor Drive, Goodlettsville, TN 37072.

7. That all persons above named are at least eighteen (18) years of age.

8. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that the execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

9. That the Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER, AFFIANT SAITH NOT.

Ellen Hendricks
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of May, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen Hendricks the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee this 8th day of May, 2024.

S. Tucker Jones
NOTARY PUBLIC

My Commission Expires: 5-5-25

Map & Parcel:
025080A12200CO
Send Tax Bill to:

NVR Mortgate Finance, Inc.
555 Southpointe Boulevard
Suite 300
Canonsburg, PA 15371