Karen Johnson
Batch # 1134531
05/14/2024 10:51:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVITH
2 pgs

20240514-0035486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lelan Stocksbury
Affiant

Subscribed and sworn to before me on this 2 day of May, 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

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map-Parcel Number:
142 04 0A 006.00

AFFIDAVIT OF HEIRSHIP

1. Affiant is over the age of eighteen (18) years and is familiar with the family and family history of Eva Ann Lee.

2. Eva Ann Lee ("Decedent") died on February 9, 2022. She was a resident of Davidson County, Tennessee at the time of her death.

3. Eva Ann Lee was unmarried at the date of her death.

4. Eva Ann Lee did not have any children.

5. Eva Ann Lee was not survived by either of her parents.

6. Eva Ann Lee had three siblings, Penny Campbell, Trudy Lancaster, and Roger Lancaster.

7. Roger Lancaster is deceased. He had one child, Brian Lancaster, who is also deceased. Brian Lancaster had two children that survived Eva Ann Lee, Brett Lancaster and Sheri Elsea. Brian Lancaster had one child, Shane Lancaster, who died before Eva Ann Lee, and did not have any children.

8. At the time of her death, Decedent owned property known as 210 Old Hickory Blvd, Unit 6, Nashville, TN 37221. Said property is more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, 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 5438, Page 699, Registers 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 made to the plat of Belle Forest Condominiums, as of record in Book 5200 page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Eva Ann Lee from Federal Home Loan Mortgage Corporation, recorded in Document # 20050330-0034287, Register's Office for Davidson County, Tennessee.

9. Pursuant to Tennessee's laws of intestate succession, Eva Ann Lee's ownership of the property described above vested upon Decedent's death to her heirs, Penny Campbell, Trudy Lancaster, Brett Lancaster and Sheri Elsea.

10. 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.

11. 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 Eva Ann Lee in Davidson County, Tennessee.

LeAnn Stooksbury
Leann Stooksbury

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Nicholas Perenich, Jr., a Notary Public of the state of Tennessee, Leann Stooksbury ("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 2 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY