Karen Johnson Davidson County
Batch# 1172221 AFFIDAVITH
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Fees: $27.00 Taxes: $0.00
20240820-0063782

This Instrument Was Prepared By
& Returnable To (after recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned affiants, being over the age of eighteen (18) years, Calie Noffsinger, a resident of Davidson County, Tennessee, Paula Noffsinger, a resident of Montgomery County, Tennessee, (collectively, the "Affiants"), both being first duly sworn, depose and state as follows:

1. That we are well acquainted with Seth Noffsinger (the "Decedent").

2. That the Decedent, was married at the time of his death to Calie Noffsinger, died intestate on or about July 30, 2024, and was a resident of Davidson County, Tennessee at the time of his death.

3. That Decedent was survived by the following person(s):

    i. Calie Noffsinger (spouse of Decedent with a date of birth of July 21, 1989).

4. That no other children or issue were born to or adopted by the Decedent.

5. At the time of Decedent's death, he owned real property known as 720 Copper Branch Rd., Hermitage 37076 in Davidson County, Tennessee, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

6. This Affidavit of Heirship is executed and intended for the express purpose of conforming to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledge that they have executed this affidavit of their own free will and will be subject to any penalty described in Tennessee Code Annotated 30-2-712 if they knowingly made any false statements herein.

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

8. The undersign acknowledge and agree that this Affidavit of Heirship may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

9. Further Affiants sayeth not.

Signatures and notary acknowledgements are the following pages.

The remainder of this page is left blank intentionally.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be executed on the date set forth herein below.

Affiant:

Calie Noffsinger

Calie Noffsinger

CODY ARMOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this this 17th day of August, 2024.

My commission expires: 08/28/2027

Cody Armour
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Calie Noffsinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this this 17th day of August, 2024.

My commission expires: 08/28/2027

Cody Armour
Notary Public

CODY ARMOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Affiant has caused this instrument to be executed on the date set forth herein below.

Affiant:

Paula Noffsinger

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this this 17th day of August, 2024.

My commission expires: 08/08/2027

Notary Public

CODY ARMOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paula Noffsinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this this 17th day of August, 2024.

My commission expires: 08/08/2027

Notary Public

CODY ARMOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"
(the "Property")

Land in Davidson County, Tennessee being Villa #1471, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Seth Noffsinger, an unmarried man, by Warranty Deed dated July 30, 2020 from Beazer Homes, LLC, a Delaware limited liability company of record as Instrument No. 20200731-0084401, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on August 17, 2024.

Signature

Date 8/20/2024

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Date 8/20/2024

My Commission Expires: 1/20/2025

