Prepared By: Security Title & Escrow Co.
1500 Hatcher Lane
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1207300 AFFIDAVITH
11/20/2024 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090673

Affidavit of Heirship

Property Legal Description:

See attached Exhibit "A"

After being duly sworn according to law, the undersigned, Suzanne T. Kneidinger, a resident of Davidson County, TN, being over 18 years of age and a friend of Seth Noffsinger (the "Decedent") and Calie Noffsinger, state to the best of my knowledge:

1. I have known the Decedent for approximately 4 years and I am well acquainted with him.
2. The Decedent died intestate on July 30, 2024. He was married to Calie Noffsinger at the time of his death.
3. The Decedent was survived by the following person(s):
   a. Calie Noffsinger
4. No children were born to or adopted by the Decedent.
5. At the time of the Decedent's death, he owned real property known as 720 Copper Branch Rd., Hermitage, TN 37076 in Davidson County, Tennessee, and more particularly described in the attached Exhibit "A".
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 acknowledges that they have executed this affidavit of their own free will.
7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Seth Noffsinger and that it will be relied on by all to establish the ownership of the above-described real estate.

Executed this 7 day of November, 2024.

Suzanne T. Kneidinger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Suzanne T. Kneidinger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

GREG SWANNER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MAURY

Executed this 7 day of November, 2024.

Notary Public

My Commission expires: June 23 2026

GREG SWANNER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MAURY

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.

I, Kyni Swgnnor, 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 11/7/24.

11/7/24

Affiant Signature

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 7 day of Nov., 2024.

Commission Expires:

Notary Signature

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026