Karen Johnson Davidson County
Batch# 1216590 AFFIDAVITH
12/16/2024 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097409

PREPARED BY:

Grayson Smith Cannon, Esq.
Gullett Sanford
Robinson & Martin PLLC
150 Third Avenue South, Ste. 1700
Nashville, TN 37201

New Owner Address:	Send Tax Bills To:	Parcel Numbers:
Mary S. Rombokas 1000 Pewter Court Madison, TN 37115	Same	42-07-A-76

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Pat Upchurch, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of real property commonly known as improved land at 1000 Pewter Court, Madison, Davidson County, Tennessee 37115 (the "Property") which is more particularly described in Exhibit A.

2. I have been personally acquainted with Donna K. Romito ("Decedent") and Mary S. Rombokas, and I am familiar with Decedent and Mary S. Rombokas's family histories. I met Donna and Mary through Community Outreach in Nashville and know the Decedent and Mary S. Rombokas's family history through my time as Decedent's and her wife's friend as we socialized with each other for over 25 years. I often visited Donna and Mary in their home.

3. Decedent was the owner of the Property as tenants in common with Mary S. Rombokas. The Decedent and Mary S. Rombokas acquired the property as tenants in common in the year 2000, prior to their marriage, and lived together in the property for many years before marrying, but did not re-title the property after they were married to one another.

4. Decedent died intestate on January 28, 2024, a resident of Madison, Davidson County, Tennessee.

5. Decedent was married to Mary S. Rombokas at the time of her death, having been married in Davidson County, Tennessee on August 13, 2015.

6. Decedent is survived by Mary S. Rombokas, her spouse; and her only child, Michelle M. Toal, of Trenton, Florida. Michelle M. Toal is the only child ever born to Donna K. Romito.

7. Decedent's sole heirs-at-law are her spouse, Mary S. Rombokas and her child, Michelle M. Toal.

8. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's surviving spouse and child, Mary S. Rombokas and Michelle M. Toal, in equal shares upon Decedent's death.

9. The owners of the Property following the death of Decedent are therefore Mary S. Rombokas, a three-fourths interest; and Michelle M. Toal, a one-fourth interest.

10. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, December 16, 2024.

Pat Upchurch, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pat Upchurch, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on Dec 16, 2024.

Notary Public

My Commission Expires: 3/3/2026

GRAYSON SMITH CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 331 of Heritage Square, Phase Three, as of record in Book 5200, Page 539, as revised in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Mary S. Rombokas by Warranty Deed of record as Instrument No. 200007180070997 and to Mary S. Rombokas and Donna K. Romito, Tenants in Common, by Deed of Correction of record as Instrument No. 200008140080108, by Paul Pate and George Stallings, II. The said Donna K. Romito having died on January 28, 2024, and all of her right, title and interest in and to the property having vested by intestacy in Donna K. Romito's heirs-at-law, being namely, Mary S. Rombokas and Michelle Toal.

The description is the same as that used in the previous deed.

This is improved property commonly known as 1000 Pewter Court, Madison, TN 37115.

True Copy Certification

I, Grayson Smith Cannon, Esq., 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 12/16/24.

Affiant Signature

Date: 12/16/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of December 2024

Notary's Signature

My Commission Expires: 11-8-2028

Notary's Seal

KARA L. KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON