THIS INSTRUMENT PREPARED BY:
Joel S. Stampley
BELCHER SYKES HARRINGTON, PLLC
320 Seven Springs Way, Suite 100
Brentwood, TN 37027
(615) 232-4505

Karen Johnson Davidson County
Batch# 1236428 AFFIDAVITH
02/12/2025 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250212-0010535

AFFIDAVIT OF HEIRSHIP REGARDING MAP AND PARCEL 0161 06 0 109.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as **PENNY LANE WHITAKER**. I am a neighbor of **HARRY JOSEPH FRAHN III**, residing at 726 Tobylynn Drive, Nashville, Tennessee 37211.

3. **HARRY JOSEPH FRAHN III** died a resident of Nashville, Davidson County, Tennessee, on April 26, 2024.

4. Prior to the death of **HARRY JOSEPH FRAHN III**, he owned the following described real estate located in Nashville, Davidson County, Tennessee (Map and Parcel: 0161 06 0 109.00) (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Huntington Park, Section Two, as of record in Book 4175, page 108, Register's Office for said County.
>
> Said Lot No. 151 fronts 76 feet on the northeasterly side of Tobylynn Drive and extends back between lines 182.20 feet on the northwesterly line and 217.85 feet on the southeasterly line to a dead line measuring 108.18 feet thereon.
>
> Being the same property conveyed to Harry J. Frahn, III by Warranty Deed from Louise C. Whitworth of record in Book 11492, page 423, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 730 Tobylynn Drive, Nashville, Tennessee 37211.**

5. That said **HARRY JOSEPH FRAHN III** died intestate on April 26, 2024.

6. The heirs of **HARRY JOSEPH FRAHN III**, according to the Tennessee laws of intestacy, are his two surviving children, whose names are as follows: **HARRISON J. FRAHN IV** and **THOMAS GREGORY FRAHN**.

7. Upon the death of **HARRY JOSEPH FRAHN III**, according to the Tennessee laws of intestacy, **HARRY JOSEPH FRAHN III**'s interest in the Property vested in his two surviving children, **HARRISON J. FRAHN IV** and **THOMAS GREGORY FRAHN**. Accordingly, **HARRISON J. FRAHN IV** and **THOMAS GREGORY FRAHN** are the sole owners of this Property.

Tenn. Code Ann. § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-400(a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the Property to beneficiaries.

PENNY LANE WHITAKER, *Affiant*

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Penny Lane Whitaker, 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 Brentwood, TN, this 11th day of February, 2025.

Notary Public

My commission expires: 5/3 2027

JOEL SHEPHERD STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

CERTIFICATE OF AUTHENTICITY

I, Joel S. Stampley, do hereby make oath that I am a licensed attorney and/or the custodian or 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 February 11, 2025.

February 12, 2025
Date

Joel S. Stampley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

03/03/2026