This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1238134 AFFIDAVITH
02/18/2025 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011855

AFFIDAVIT OF INHERITANCE
REGARDING MAP AND PARCEL 161 02 0 159.00

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 Elizabeth Ryder Sykes, Esq., Attorney for the Estate of Maxine K. Turney.

3. **MAXINE K. TURNEY** died a resident of Davidson County, Tennessee, on December 11, 2024.

4. At the time of the death of **MAXINE K. TURNEY**, she owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 161 02 0 159.00) (the "Property"):

   Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of McMurray Place, Section Two, as of record in Book 5200, page 440, said Register's Office.

   Said Lot No. 51 fronts 80.62 feet on the northeast margin of Meta Drive and extends back 173.14 feet on the southeasterly line and 163.96 feet on the northwesterly line to a line in the rear which measures 23.42 feet thereon.

   Being the same property conveyed to Maxine K. Turney by deed from Rodney D. Bechard and wife, Antonia Z. Bechard, as of record in Book 7021, Page 364, Register's Office for Davidson County, Tennessee.

   This is improved property located at 5028 Meta Drive, Nashville, Tennessee, 37211.

5. The said Maxine K. Turney died testate on December 11, 2024. Her testate probate estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 25P188.

6. The Last Will and Testament of Maxine K. Turney, attached hereto, provided that one-half (½) of her residuary estate go to her son, Steven M. Turney, and one-half (½) of her residuary estate go to the Trustee of the Maxine Turney Legacy Trust created under the Last Will and Testament of Maxine K. Turney, for the benefit of her daughter, Lisa Dawn Long (f/k/a Lisa D. Strawn). The Last Will and Testament of Maxine K. Turney appoints S. Brad Dozier of Nashville, Tennessee, as the Trustee of the Maxine Turney Legacy Trust.

7. Upon her death, Maxine K. Turney's interest in this property vested in equal one-half (½) shares to Steven M. Turney and the Maxine Turney Legacy Trust created under the Last Will and Testament of Maxine K. Turney. As a result, Steven M. Turney and the Maxine Turney Legacy Trust created under the Last Will and Testament of Maxine K. Turney are each one-half (½) owners of this property.

8. The address of the new owner for tax purposes is:
Steven M. Turney, 955 Tarr Trace, #3101, Lexington, KY 40508

Elizabeth Ryder Sykes

Elizabeth Ryder Sykes, Esq.
Attorney for the
Estate of Maxine K. Turney

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH RYDER SYKES, ESQ.**, 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 14th day of February, 2025.

Lynne E. Neeley

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My commission expires: 9/7/2026

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 14, 2025.

Elizabeth Ryder Sykes

2/14/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of February, 2025.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____