This Instrument Prepared By:
Dodson Parker Behm & Capparella PC
1310 Sixth Avenue North
Nashville, Tennessee 37208
O: (615) 254-2291
F: (615) 726-2241

Karen Johnson Davidson County
Batch# 1246361 AFFIDAVITH
03/14/2025 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0019035

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Matthew Deric Gore 2908 Belmont Blvd. Nashville, TN 37212	Same	117-08-115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Daniell Brian McCormick, ("Decedent") owned the real property and improvements located at 2908 Belmont Blvd., Nashville, TN 37212, and more particularly described below ("Property"), on February 14, 2025, when he died testate, married, with no children in Nashville, Davidson County, Tennessee.

At Decedent's death, pursuant to Tenn. Code Ann. § 31-2-103, the Property passed by operation of law to Matthew Deric Gore ("Mr. Gore"), the Decedent's sole residuary beneficiary under his last will and testament admitted for probate by the Seventh Circuit Court for Davidson County on March 5, 2025, in Case No. 25P450. Mr. Gore, as Decedent's surviving spouse, is also Decedent's sole heir at law.

The Property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of a Subdivision of Lots 161, 160, 128, 129, 130 & 131 of the Plan of Victoria Place, as shown on plat of record in Plat Book 421, Page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniell B. McCormick from Candace J. Toler and Robert S. Day, Jr. by Warranty Deed of record in Book 9106, Page 887, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2908 Belmont Blvd., Nashville, TN 37212.

This Affidavit of Heirship is given pursuant to Tenn. Code Ann. § 30-2-712.

Further Affiant saith not.

Matthew Deric Gore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Matthew Deric Gore, the within named beneficiary, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that such person executed the foregoing instrument for the purposes therein contained as such person's free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 13th day of March, 2025.

Notary Public

My Commission expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 March 13, 2025.

Date: 03/13/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on March 13, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027