Karen Johnson Davidson County
Batch# 1265991 AFFIDAVITH
04/30/2025 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250430-0033346

This Form Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

(Disinterested Persons in Compliance with T.C.A. § 30-2-712)

The undersigned do hereby state and affirm as follows:

1. That NANDI KOIRALA ("Owner") owned an interest in that certain real property more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Hillbrook, Section III, as of record in Plat Book 3300, page 84, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Redir J. Yasin, an unmarried man by Warranty Deed from Jihad Y. Kurmay and wife, Najma Kurmay dated May 19, 2008 and recorded May 22, 2008 in Instrument No. 200805220052474, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lila Koirala and Nandi Koirala by Warranty Deed from Redir J. Yasin, an unmarried man dated November 22, 2017 and recorded November 27, 2017 in Instrument No. 20171127-0120605, in the Register's Office for Davidson County, Tennessee.

Nandi Koirala died June 1, 2024 in the State of Ohio leaving the following as his heirs at law: Tanka Koirala (surviving spouse), Lila Koirala, Hom Koirala, Dina Koirala and Mon Basnet (children).

TAX PARCEL # 148 01 0 050.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3729 Turley Drive, Nashville, TN 37211.

2. That the undersigned personally knew said Owner for over 30 years and has personal knowledge of the family of said Owner;

3. That said Owner died June 1, 2024 with a principal place of residence at time of death of 5635 Readers Sreet, Canal Winchester, OH 43110 in the county of Franklin, Ohio;

4. That the following are the lineal descendants of said Owner at the date of death:

Surviving Spouse:
Tanka Koirala

Children:
Lila Koirala
Hom Koirala
Dina Koirala
Mon Basnet

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended, including an affidavit by disinterested who have attested to the veracity of the statements made herein to the best of their knowledge;

[SIGNATURE ON FOLLOWING PAGE]

Dated this 28 day of March 25, 2025.

Name: ~~HARI~~ PYAKUREL

Sworn to and subscribed before me this 28 day of March, 2025.

Notary Public
Commission Expires: 3/13/2029

STATE OF ~~TENNESSEE~~ Ohio)

COUNTY OF Fairfield)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared HARI PYAKUREL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of March, 2025.

SEAL

ASHTON SNIDER - NOTARY PUBLIC
COMM EXP: MAR 13, 2029
STATE OF OHIO

NOTARY PUBLIC
COMMISSION EXPIRES: 3/13/2029

Certificate of Authenticity

I, Amanda Maynor, 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 28, 2025.

Date

Affiant Signature

April 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON