Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1285132 AFFIDAVITH
06/17/2025 09 38 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20250617-0047346

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
1-24337-DJ

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILSON

I, KATHY GIANNOTTI, of CLARK County, NEVADA, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. That Avo Estelle Warren Fink (the "Decedent") died on June 6, 2003, a resident of Davidson County, Tennessee.

2. Decedent owned real property at the time of her death more commonly known as 323 Blue Hills Drive, Nashville TN 37214 (the "Property").

3. Decedent, at the time of her death, was the sole vested owner of the Property.

4. Affiant is a resident of CLARK County, in the State of NEVADA.

5 Affiant is familiar with the family history of the Decedent.

6. Decedent died intestate, and no petition has been admitted to Probate.

7. Affiant further states that the Decedent was survived by the following:

Name:	**Relationship:**
Shirley LeAnne Fink Thomas	Daughter
Michael M. Castellarin	Grandson
Gregory Dodson Fink	Adopted Grandson

8. Affiant is aware of these facts because she has intimate knowledge of the facts and has known the Decedent and/or Decedent's family for 55+ years.

9. The Decedent had one child who predeceased her, Garner Ivan Fink, Jr., no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Midtown Title, LLC, and their title insurance underwriter(s) for liability which any of them may incur as a result of issuing policies of title insurance on property located at 323 Blue Hills Drive, Nashville TN 37214 in reliance on this affidavit.

This Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

STATE OF Tennessee
COUNTY OF Wilson

I, KATHY GIANNOTTI, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

_____, Affiant
KATHY GIANNOTTI

Sworn to and subscribed before me this 5th day of June, 2025.

_____
Notary Public
My Commission Expires: 6-5-25

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, Kathy Giannotti, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2025.

_____
Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026