This Instrument Prepared By:
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Karen Johnson Davidson County
Batch# 1288241 AFFIDAVITH
06/20/2025 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048627

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Justin Platt and Jon Platt 111 Colony Court, Unit D Nashville, TN 37204	Same	131 08 0C 004.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says:

Franklin E. Platt, then sole owner of the Property, died intestate and unmarried in Nashville, Davidson County, Tennessee on April 29, 2024. Pursuant to the laws of intestate succession set forth in Tenn. Code Ann. § 31-2-101 et seq., Franklin E. Platt's heirs-at-law were his children, Justin Platt and Jon Platt, both then-surviving, to whom the Property passed by operation of law, with each heir-at-law being the owner of a fifty percent (50%) undivided interest in the Property.

The Property is more particularly described as follows:

Land in Davidson County, Tennessee, being Unit D, Lot 2, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Colony Court, of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Franklin E. Platt from Marianne Hall Rogers, a single woman by Warranty Deed of record in Instrument No. 20050629-0075013 and re-recorded Warranty Deed of record in Instrument No. 20051110-0136242, Register's Office for Davidson County, Tennessee.

This is improved real property known as 111 Colony Court, Unit D, Nashville, TN 37204.

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

Further Affiant saith not.

Justin Platt

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 Justin Platt, the within named heir-at-law, 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 20th day of June, 2025.

My Commission expires:

Notary Public

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

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 June 20, 2025.

Date: 06/20/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on June 20, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

