PREPARED BY:

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Karen Johnson Davidson County
Batch# 1294535 AFFIDAVITH
07/08/2025 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250708-0053478

New Owner Address:
Connie Marie Simmons,
Karen Michelle Oneal, and
Christopher Brandon Rumfelt
3931 Crystal Road
Union City, TN 38261

Send Tax Bills To:
Same

Map-Parcel Number:
116-03-0A-028.00-CO

AFFIDAVIT OF HEIRSHIP

The undersigned affiant, **James G. Shaw**, after being duly sworn according to law and being of lawful age and resident of Fulton County, Hickman, KY pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 4505 Harding Pike #21-E, Nashville, TN 37205 (the "Property"), which is more particularly described on the attached Exhibit A.

2. David Lynn Eason ("Decedent") died on April 18, 2025, without leaving a last will and testament. Decedent's intestate estate is being duly administered in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 25P1285.

3. I, James G. Shaw, have known Decedent for 40 years.

4. Decedent is survived by his nieces Connie Marie Simmons and Karen Michelle Oneal, and his great nephew Christopher Brandon Rumfelt. Pursuant to T.C.A. § 31-2-104, Connie Marie Simmons, Karen Michelle Oneal, and Christopher Brandon Rumfelt are Decedent's heirs-at-law.

5. Pursuant to T.C.A. § 31-2-103, upon Decedent's death all right, title, and interest of Decedent to the Property immediately vested by intestate succession to Connie Marie Simmons, Karen Michelle Oneal, and Christopher Brandon Rumfelt, as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, 6-24, 2025.

James G. Shaw

STATE OF Tennessee)
COUNTY OF Obion)

James G. Shaw, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on June 24, 2025.

Notary Public

My Commission Expires: July 18, 2028

TIFFANY RILEY
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

EXHIBIT A

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901 , as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit Labeled Apartment 21E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.13690% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being part of the same property conveyed to David Eason, Single Man from Elizabeth Worrell Braswell and husband, Anthony T. Braswell by deed of record in Instrument No. 20200417-0040542, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4505 Harding Pike #21-E, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 24, 2025.

Affiant Signature

7/8/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
July 8, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

