Karen Johnson Davidson County
Batch# 1311467 AFFIDAVITH
08/18/2025 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065872

AFFIDAVIT OF HEIRSHIP

Date: August 06, 2025 File No.: 25-1223	Property: 327 Deer Lake Drive Nashville, TN 37221
Borrower(s): Hoyt Copeland	Seller(s): Heirs/and or Beneficiaries of the Estate of Marilyn W. Irby

Marsha Stubbs, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee residing at ~~327~~ 326 Deer Lake Drive Nashville, TN 37221.

2. That Affiant personally knows Marilyn W. Irby, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following (i.e.- friend of the family):
friend of the family and neighbor

3. That Affiant knows that, said Decedent has a 100% undivided ownership interest the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 327 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5298, Page 717, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.\r\n\r\nBeing the same property conveyed to Marilyn W. lrby, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc, a Tennessee nonprofit corporation, of record in Instrument No. 20151230-0131223 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 30, 2015.

Said Marilyn W. lrby having deceased on or about September 30, 2024.

Commonly Known As: 327 Deer Lake Drive, Nashville TN 37221

4. That Marilyn W. Irby died on September 30th, 2024 and was at the time a resident of Nashville, Tennessee.

5. At the time of Marilyn W. Irby, she was unmarried. A widow.

6. At the time of Marilyn W. Irby's death, she had two living daughters, Dara Holloway and Marabeth Smith. Davida Jones, her daughter, predeceased Marilyn.

7. At the time of Davida Jones death, she was survived by her daughter, Francis Kendrick.

8. Marilyn W. Irby died intestate, without a will.

9. That the following persons constituted all of the heirs-at-law of Decedents at the (his/her) date of deaths:
Dara Holloway, Marabeth Smith, Francis Kendrick

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of the Decedents:

Dara Holloway, Marabeth Smith, Francis Kendrick

11. Additional information, if any, either known or understood to be true by Affiant:

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 06 day of August, 2025.

Marsha Stubbs

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed to and sworn before me this 06 day of August, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/6/25, 2025.

Affiant
Date: August 18, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of August, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

