PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

Karen Johnson Davidson County
Batch# 1319200 AFFIDAVITH
09/08/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250908-0071437

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Susan McAnelly O'Connor and Joel O'Connor 6965 Stone Run Drive Nashville, TN 37211	Same	105 16 0B 102.00

AFFIDAVIT OF HEIRSHIP

I, **Ronna Erin O'Rourke**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Davidson County, Nashville, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, 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 2197 Nolensville Pike, #102 Nashville, TN 37211 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Joshua L. O'Connor ("Decedent") died on August 7, 2025, without leaving a last will and testament.

3. I have known Decedent since 1989, and I am familiar with Decedent's familial circumstances.

4. Decedent is survived by his mother, Susan McAnelly O'Connor, and father, Joel O'Connor.

5. Upon Decedent's death all right, title, and interest of Decedent to the Property passed by intestate succession to Susan McAnelly O'Connor and Joel O'Connor, 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, Aug. 29, 2025.

RONNA ERIN O'ROURKE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Ronna Erin O'Rourke, 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 August 29th, 2025.

Notary Public

My Commission Expires: 05/08/2029

BRYAN GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed Josh L. O'Connor, single man, from Park at Melrose Heights, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20141001-0090550, Register's Office of Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2197 Nolensville Pike, #102, Nashville, TN 37211

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 Aug 29, 2025.

Affiant Signature

9/8/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2027