Karen Johnson Davidson County
Batch# 1342187 AFFIDAVITH
11/05/2025 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251105-0088147

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

Comes the affiant, Darlene Panvini, being first duly sworn according to law, being of lawful age and having known the decedent for approximately 38 years and pursuant to Section 30-2-712 of Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Christopher Alan Panvini (the "decedent") died February 29, 2024, a resident of Davidson County, Tennessee.

2. The decedent was never married and had no children. The decedent's father, Robert S. Panvini, is deceased, having died on December 9, 2004. Therefore, the sole heir-at-law of the decedent is his mother, Doria Panvini.

3. The decedent died without Will.

4. At the time of his death, the decedent owned a one-half tenant-in-common interest in real property in Davidson County, Tennessee known as 3205 Freno Lane, Nashville, Tennessee 37214 and being more particularly described in the deed of record in Book 10143, Page 817, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This affidavit will confirm the vesting of title of the decedent's interest in said real property located in Davidson County, Tennessee, after his death, in his heir-at-law, Doria Panvini.

Further, affiant saith not.

Dated this 4th day of November, 2025.

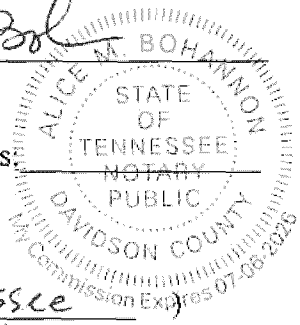
A. Darlene Panvini
Signature

A. Darlene Panvini
Print name

Subscribed and sworn to before me this

4th day of November, 2025.

Alice M. Bohannon
Notary Public

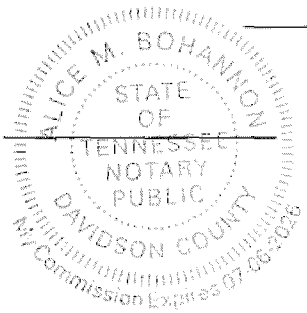


My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Darlene Panvini, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, on this the 4th day of November, 2025.

Alice M. Bohannon
Notary Public



My Commission Expires: _____

EXHIBIT "A"

Map No: 84-12, Parcel 103

Land lying in Davidson County, Tennessee, described as follows:

BEING Lot No. 25 on the Map on Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the westerly side of Freno Lane and runs back between lines 226.2 feet on the south line and 249.5 feet on the north line, which is a broken line, to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Robert S. Panvini and wife, Doria Panvini and Christopher A. Panvini, a single person, by deed from Gloria B. Keel, a widow, of record in Book 10143, Page 817 in the Register's Office for Davidson County, Tennessee.

Robert S. Panvini is deceased, having died on December 9, 2004.

This conveyance is subject to Restrictive Covenants of record in Book 2333, Page 87e:: Register's Office for said County.

This is improved property known as 3205 Freno Lane, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 November 4, 2025.

11/05/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

