This Instrument Prepared By:

Structure Title Group
1000 Hollingshead Cir
Murfreesboro, TN 37209

Karen Johnson Davidson County
Batch# 1346437 AFFIDAVITH
11/14/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0091068

AFFIDAVIT OF HEIRSHIP

Jonathon Sparks, hereinafter referred to as the "Affiant", being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address:908 Waynewood Lane, Hermitage, TN 37076.

2. That Affiant personally knew ROBERT MICHAEL BAUMAN, JR. (hereinafter referred to as the "Decedent") and has personal knowledge of the family of Decedent by reason of the following: his father.

3. That Affiant knew that at date of death Decedent owned the following described real estate in Davidson County, Tennessee, commonly known as 3755 Colonial Heritage Drive, Nashville, Tennessee 37217 and more particularly described as:

   Land in Davidson County, Tennessee, being Lot 22, on the Plan of Section Two, Heritage Village of Priest Lake Park, of record in Plat Book 5200, Page 106, Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to Robert Michael **Bauman, Jr. by warranty deed from** David Ulrich, unmarried, and Gene Ulrich and Barbara **Ulrich, husband and wife, of** record in Instrument No. 20150602-0050981, Register**'s Office for Davidson County,** Tennessee.

   This conveyance is subject to all matters shown on the **plat of record in Plat Book 5200,** Page 106; Rights of the Co-Owners of Heritage Village **Condominium Association in the** general common elements and limited common elements **as set forth in the Master Deed** recorded in Book 5097, Page 855; Amendment to Master Deed Book 5192, Page 243, Amendment to Master Deed Book 5292, Page 747, Second Amendment to Master Deed Book 5292, Page 749, and Third Amendment to Master Deed Book 5459, Page 679, Fifth Amendment to Master Deed Instrument No. 20140314-0021490; Charter of Heritage Village Homeowners Association as recorded in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

4. That Decedent died on September 5, 2024, and was resident of Davidson County, Tennessee at the time of his death.

5. That Decedent died intestate.

6. That the Decedent was married at the time of his death but did not have any children, either living or deceased.

7. The Decedent's only issue at the time of his death is his Wife, Amy Bauman.

FURTHER, AFFIANT SAYETH NOT.

Jonathon Sparks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant Jonathon Sparks with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this 12 day of Nov., 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 11-12-2025 (date of document).

Affiant Signature

11-12-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

