Karen Johnson
Batch # 1350013
11/24/2025 10 13 37 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVITH
2 pgs

20251124-0093528

Prepared by and return to
Closed Title
278 Franklin Road, Suite 160
Brentwood TN 37027

AFFIDAVIT OF HEIRSHIP

I, Ilja Semjonovs, of ORANGE County, State of FLORIDA, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated § 30-2-712, hereby affirm the following

1 That I have known the Decedent, Mikus Paipars, and his family for approximately 30 years The Decedent died on March 19, 2025 At the time of Decedent's death, he did not leave a Last Will and Testament

2 Decedent was survived by his mother, Mirdza Paipare The Decedent having no other issue, born or adopted, during his lifetime

3 The Decedent was not married at the time of his death

4 At the time of his death, Decedent was the owner of certain real property located at 1028 Treaty Oaks Nashville, Tennessee, 37209, and being further described on the attached Exhibit "A"

5 That I am not a beneficiary, legatee, or heir of the Decedent

T C A 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years

Witness our hands this 4 day of SEPTEMBER, 2025

Affiant

STATE OF Florida)

COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ilja Semjonovs, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 4 day of September, 2025

My commission expires April 24, 2026

Notary Public

YESENIA GARCIA
MY COMMISSION # HH 256396
EXPIRES April 24, 2026

Exhibit A

Legal Description

Land situated in Davidson County, Tennessee, being Unit No. 19, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501 and Instrument No. 20160922-0099884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mikus Paipars, a single man by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190212-0013260 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 12, 2019

Makus Paipars died on or about March 19, 2025.

Map and Parcel. 091-06-0L-019.00CO