Prepared By and Return To:
Wagon Wheel Title &
Escrow
204 S 11th Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1353892 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20251204-0096546

AFFIDAVIT OF HEIRSHIP

Date: November 26th, 2025 File No.: 25-2086	Property: 11 Music Square East #405 Nashville, TN 37203
Borrower(s): Michael Maggio	Seller(s): Evelyn P. Kelly Kendall Holland Kelly Stephen Brent Kelly

Eugene Chrisman, 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 LOGAN County, Tennessee residing at 1007 N. MAIN ST ADAIRVILLE, KY.

2. That Affiant personally knew Evelyn P. Kelly, 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

3. That Affiant knows that, said Decedent has a 33 1/3% 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:

Land in Davidson County, Tennessee, being Unit No. 405 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Evelyn P. Kelly, unmarried by Warranty Deed from Spencer Manor Joint Venture, a Tennessee Partnership of record in Book 7876, Page 694, Register's Office for Davidson County, Tennessee, dated May 23, 1989 and recorded on June 29, 1989.

Being the same property conveyed to Evelyn P. Kelly, Stephen Brent Kelly, and Kendall Holland Kelly by Quit Claim Deed from Evelyn P. Kelly of record in Instrument No. 20240722-0054917 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 22, 2024.

Said Evelyn P. Kelly having deceased on or about February 7th, 2025.

Commonly Known As: 11 Music Square #405, Nashville, TN

4. That Evelyn P. Kelly died on February 7th, 2025 and was at the time a resident of Nashville, Tennessee.

5. At the time of Evelyn P. Kelly she was unmarried.

6. At the time of Evelyn P. Kelly death, she had one living son, Stephen Brent Kelly. She had no other children, biological or adopted.

7. Evelyn P. Kelly died intestate, without a will.

8. That the following persons constituted all of the heirs-at-law of Decedents at the (his/her) date of death:

Stephen Brent Kelly

9. 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 Decedent:

Stephen Brent Kelly

10. 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 25 day of November, 2025.

Eugene Chrisman

STATE OF ~~KENTUCKY~~ Tennessee
COUNTY OF Robertson

Subscribed to and sworn before me this 25th day of November, 2025.

Notary Public

My Commission Expires: 5/18/2027

DEBRA GRANT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 11-25-2025 (date of document).

Affiant Signature

11-25-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

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