PREPARED BY:

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Karen Johnson Davidson County
Batch# 1366061 AFFIDAVITH
01/06/2026 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000818

New Owner Address:
Garreth Todd Gutierrez
8681 A C Skinner Pkwy, #523
Jacksonville, FL 32256

Send Tax Bills To:
Same

Map-Parcel Number:
162-12-0B-071.00 CO

AFFIDAVIT OF HEIRSHIP

I, **Ernest Dale Santo**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Orange County, Florida, 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 1345 Bell Road, Unit 444, Antioch, TN 37013 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Robert Mario Gutierrez, a/k/a Robert Gutierrez, ("Decedent") died on November 2, 2025, without leaving a last will and testament.

3. I have known Decedent for over fifty-five (55) years, and I am familiar with Decedent's familial circumstances.

4. Decedent is survived by his only child, Garreth Todd Gutierrez.

5. Upon Decedent's death all right, title, and interest of Decedent to the Property passed by intestate succession to Garreth Todd Gutierrez.

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, December 30, 2025.

ERNEST DALE SANTO

STATE OF Florida)
COUNTY OF Orange)

Ernest Dale Santo, 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 Dec 30, 2025.

Notary Public

My Commission Expires: Feb 5th 2029

KEVON LETTSOME
Notary Public - State of Florida
Commission # HH 637114
My Comm. Expires Feb 5, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 15C, Phase II, together with the appurtenant interest in the common elements of Villas at Belle Parke, a horizontal property regime established by Master Deed of record as Instrument No. 20020911-0110959, and amended as Instrument Nos. 20021025-0130922, 20030515-0066792, and 20040218-0018915, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "A" to the aforementioned Master Deed amendment of record as Instrument No. 20040218- 0018915, said Register's Office.

Being the same property conveyed to Robert Gutierrez, an unmarried man, from Cameron Hunt, a married man, Joseph Harwell, a married man, and Chad Stuart Troup, a married man, as joint tenants with right of survivorship, by Warranty Deed of record in Instrument No. 20190723-0071879 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 1345 Bell Road, Unit 444, Antioch, TN 37013.

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 December 30, 2025

Affiant Signature

1-5-26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,

January 5, 2026

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027