Karen Johnson
Batch # 1390255
03/09/2026 08:26:59 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20260309-0018386

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
SUSAN SHELHART
118 STONEGENGE LANE
HAUPPAUGE, NY 11788

NINA SHELHART-SAYERS
260 BERGEN STREET #1R
BROOKLYN, NY 11217

MICHAEL SHELHART SAYERS
94 MANCHESTER LANE
STONY BROOK, NY 11790

SEND TAX NOTICES TO:
SUSAN SHELHART
118 STONEGENGE LANE
HAUPPAUGE, NY 11788

NINA SHELHART-SAYERS
260 BERGEN STREET #1R
BROOKLYN, NY 11217

MICHAEL SHELHART SAYERS
94 MANCHESTER LANE
stony brook, ny 11790

MAP & PARCEL ID:
133 12 0 105.00

LEGAL REFERENCE #:
00011093-0000520

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF Virginia Beach

On this 21 day of February, 2026, before me personally appeared Nancy Dohrman Itkin, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Mark Shelhart**, ("Decedent") died at age 65 on June 11, 2025. At the time of his death, Decedent resided at 416 Tampa Drive, Nashville, TN 37211. The Affiant makes oath as follows:

1. My full name is Nancy Dohrman Itkin ("Affiant").
2. I reside at 5 treat farm rd Stratham nh 03885.
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Mark Shelhart ("Decedent") are:
   Friend of family
5. The Decedent was not married at the time of his death.
6. The Decedent was predeceased by the following heirs-at-law:

a. Sister - Susan Shelhart, Adult, 118 Stonehenge Lane, Hauppauge, NY 11788
b. Niece (Adult Daughter of Decedent's Sister, Kathy Shelhart) - Nina Shelhart-Sayers, 260 Bergen #1R Street, Brooklyn, NY 11217.
c. Nephew (Adult Daughter of Decedent's Sister, Kathy Shelhart) - Michael Shelhart-Sayers, 94 Manchester Lane, Stony Brook, NY 11790

7. All of the above-named heirs-at-law are over the age of eighteen (18) years.

8. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

9. The real property to which this Affidavit applies is located at 416 Tampa Drive, Nashville, TN 37211 Davidson County, Tennessee and is more fully described as:

> "Being Lot No. 59 on the Map of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Mark L. Shelhart by Quitclaim Deed from Robert E. Shelhart and wife, Kathryn G. Shelhart, of record in Book 11 093, page 520, Register's office of Davidson County, Tennessee."

10. At the time of Decedent's death, the Decedent resided at 416 Tampa Drive, Nashville, TN 37211, Davidson County, Tennessee.

11. The Decedent did not leave a Last Will and Testament.

12. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

13. Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Signed this 21st day of February, 2026.

Nancy Itkin

Affiant

Sworn to and subscribed before me by Nancy Dohrman Itkin, ("Affiant") on this 21st day of February, 2026.

Reginald Renard Barnes

Notary Public

My Commission expires: 08/31/2029

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Reginald Renard Barnes

REGISTRATION NUMBER
7950517
COMMISSION EXPIRES
August 31, 2029

Notarized remotely online using communication technology via Proof.

Individual Notary Acknowledgement

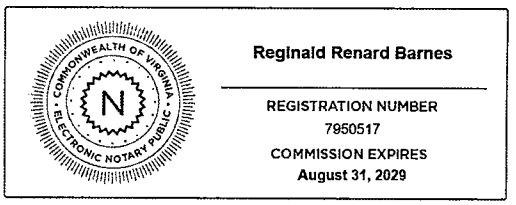
STATE OF Virginia
COUNTY OF Virginia Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Dohrman Itkin, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 21st date of February, 2026.

Reginald Renard Barnes
Notary Public

My Commission Expires: 08/31/2029



Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Donielle M. Meaty, 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 3/2/2026.

Date

Donielle Meaty

Affiant Signature

3/2/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY