Karen Johnson
Batch # 1393050
03/16/2026 08:46:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260316-0020381

This instrument prepared
By: Jody A. Dorris
1106 Railroad Street
Greenbrier, Tennessee

AFFIDAVIT OF HEIRSHIP

STATE OF ILLINOIS)
COUNTY OF COOK)

Comes now the affiants, Marjorie Cuneo and Kathleen Weissler, both residents of Cook County, Illinois, each after being duly sworn according to law, would each make oath by this Affidavit of Heirship concerning Mark Cuneo, pursuant to Tennessee Code Annotated 30-2-712 as follows:

1. Mark Cuneo died on March 28, 2025, at the age of 54
2. At the time of his death, Mark Cuneo was a resident of Davidson County, Tennessee.
3. Mark Cuneo did not have a Will.
4. Mark Cuneo was not married at the time of his death.
5. Mark Cuneo did not ever have any children, either biological or adopted.
6. Mark Cuneo was survived by his mother, Marjorie Cuneo.
7. At the time of his death, Mark Cuneo owned the following real estate located in the 19th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 611 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39 in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title, and interest relating to said unit as prescribed and set for in the Master Deed for the Bristol on Broadway, a condominium, recorded under number 20050517-0055639, as amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed included, without limiting the generality of the foregoing, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stalls #198.

This conveyance is subject to:

- **County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.**
- **Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of BOYD ADDITION TO NASHVILLE, as recorded in Plat Book 21, Page(s) 39, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.**
- **Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT of record in Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 and 20070615-0071857, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.**
- **Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.**
- **Charter of The Bristol on Broadway Condominium Owners Association, Inc. recorded at Instrument No. 20071024-0125856 as corrected in Instrument No. 20071024-0125857.**
- **Any and all existing easements and restriction as shown of recorded not stated herein.**

8. Kathleen Weissler states that she has been very close friend of the Cuneo family for more than 8 years.
9. Marjorie Cuneo and Kathleen Weissler are over the age of majority, have personal knowledge of the statements herein, and are legally competent to execute this document.
10. This affidavit is given freely and pursuant to the provisions of Tennessee Code Annotated §30-2-712 for the purpose of facts concerning the heirs of Mark Cuneo.
11. Marjorie Cuneo and Kathleen Weissler are each aware that Tennessee Code Annotated §30-2-712(f), provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, known 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.
12. A release from the Bureau of TennCare has been obtained and duly filed with the Davidson County Clerk and Masters Office.

13. Multiple pages, each with less than all signatures, may be collated to constitute one original of this instrument.

Further, Affiants sayeth not.

Executed on the dates indicated in the notary acknowledgements below.

Marjorie Cuneo
Marjorie Cuneo

Kathleen Weissler
Kathleen Weissler

Sworn to and subscribed before me by Marjorie Cuneo on this the 6 day of March, 2026.

My Commission Expires: 4/11/26

Theresa A Wolfe
Notary Public

THERESA A. WOLFE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 11, 2026

Sworn to and subscribed before me by Kathleen Weissler on this the 6 day of March, 2026

My Commission Expires: 4/11/26

Theresa A Wolfe
Notary Public

THERESA A. WOLFE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 11, 2026

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marjorie Cuneo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6 day of March, 2026.

My Commission Expires: 4/11/26

Theresa A Wolfe
Notary Public

THERESA A. WOLFE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 11, 2026

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Weissler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 6 day of March, 2026.

My Commission Expires: 4-11-26

Theresa A Wolfe
Notary Public

THERESA A. WOLFE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 11, 2026