Karen Johnson Davidson County
Batch# 1404794 AFFIDAVITH
04/13/2026 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029889

This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 2087 Oakwood Avenue
Nashville, Tennessee 37207

AFFIDAVIT OF HEIRSHIP

STATE OF TN)
COUNTY OF Davidson)

1. My name is Katherine Powers. I am an adult resident of the State of Tennessee and being well-acquainted with Sean Stargel, also known as Sean R.G. Stargel, and his family, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I became acquainted with Sean Stargel in 2011. We met through mutual friends through Teach for America. We became friends in 2011 and remained close friends until his death in 2024.

2. Sean Stargel died on the September 28, 2024, as a resident of Davidson County, Tennessee. Sean Stargel was unmarried at the time of his death, having never married. Sean Stargel had no children, biological or adopted, living or dead. Sean Stargel is survived by his parents, namely his father, Robert N. Stargel, Jr. and his mother, Jocelyn M. Stargel.

3. The heirs at law of Sean Stargel are his parents: Robert N. Stargel, Jr. and Jocelyn M. Stargel.

4. Sean Stargel owned real property located at 2087 Oakwood Avenue, Nashville, Tennessee 37207 at the time of his death.

5. The Property is more particularly described as follows:

   Land in Davidson County, Tennessee, being Unit 12, as established in Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190722-0071772, Amended in Instrument No. 20200128-0010170, and Amended in Instrument No. 20200720-0079530 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A" to which Master Deed reference is hereby made for a more particular description of said property.

   Being the same property conveyed to Sean Stargel, an unmarried man, by Warranty Deed from Jones Construction LLC, a Tennessee limited liability company, dated March 31, 2021 and recorded March 31, 2021 in Instrument No. 20210331-0042709, Register's Office of Davidson County, Tennessee.

   Sean Stargel, also known as Sean R.G. Stargel, died, intestate, on September 28, 2024, leaving Robert N. Stargel, Jr. and Jocelyn M. Stargel as his sole heirs at law.

   Being also known as 2087 Oakwood Avenue, Nashville, Tennessee 37207.

6. Sean Stargel died on September 28, 2024, leaving Robert N. Stargel, Jr. and Jocelyn M. Stargel as his sole heirs at law.

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FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 6 day of April, 2026.

Katherine Powers

STATE OF TN)
COUNTY OF Davidson)

Now having first been sworn, the above-named Affiant appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

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

Notary Public

JULIE N. FULCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 3, 2027

Certificate of Authenticity

I, Krystal Schuster, 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 **4/6/26**.

Date

Affiant Signature

4/6/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **6** day of **April**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)