Karen Johnson Davidson County
Batch# 1423361 AFFIDAVITH
05/21/2026 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0045885

Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes the Affiant, **JOHN MICHAEL SCANNAPIECO, after first being** duly sworn, states that he is **an adult citizen and resident of Williamson County,** Tennessee. Affiant was born **on September 15, 1965, is 59 years of age, and is** an attorney licensed to practice **law in the state of Tennessee.**

1. Affiant states he is familiar with the family of GUSTAVE JOSEPH SCANNAPIECO, who was born February 5, 1938.

2. Gustave Joseph Scannapieco was married to JOHANNA ELSIE SCANNAPIECO, born August 7, 1939.

3. Gustave Joseph Scannapieco and Johanna Elsie Scannapieco had two children born of their marriage: Lynn Marie Campanario born April 22, 1964, and John Michael Scannapieco, born September 15, 1965.

4. Johanna Elsie Scannapieco died intestate on or about September 27, 2006.

5. Lynn Marie Campanario died intestate on or about December 2, 2014. Lynn Maria Campanario did not have any children.

6. Gustave Joseph Scannapieco did not remarry after Johanna Elsie Scannapieco's death and he did not have any additional children.

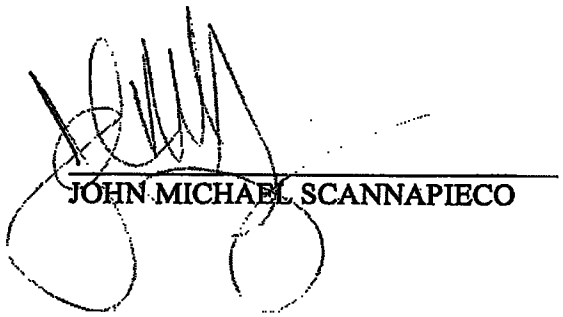
7. Gustave Joseph Scannapieco died on June 23, 2025.

8. At the time of Gustave Joseph Scannapieco's death, he owned a certain tract of real estate known as 747 Westcott Lane, Nolensville, Davidson County, Tennessee 37135, more fully described in Exhibit A attached hereto.

9. John Michael Scannapieco is the only heir at law of Gustave Joseph Scannapieco and Johanna Elsie Scannapieco.

10. Pursuant to Tenn. Code Ann.§ 30-2-712 *et seq.*, I attest to this Affidavit of Heirship to help establish the heirship with respect to any real or personal property owned by Gustave Joseph Scannapieco in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to that certain real property in described hereinabove.

Further Affiant Saith **Not.**



JOHN MICHAEL SCANNAPIECO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, John M. Scannapieco, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of April 2026.

Emma Marshall
Notary Public

My Commission Expires: 03-09-2027

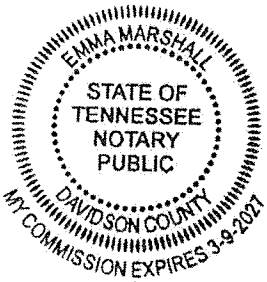


EXHIBIT "A"
Property Description

Closing Date: **May 15, 2026**

Buyer(s): **Wesley Nance and Charlotte Nance**

Property Address: **747 Westcott Lane, Nolensville, TN 37135**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 144, as shown on the plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gustave J. Scannapieco, a single man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated May 3, 2016, Recorded May 6, 2016 in Instrument #20160506-0045202, in the Register's Office for Davidson County, Tennessee.

Gustave J. Scannapieco died intestate on June 23, 2025, leaving his son John Michael Scannapieco his sole living heir. See Affidavit of Heirship filed in Record Book _____, Page _____, and Record Book _____, Page _____of said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:
1. 2026 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters shown on plan of record as Instrument No. 20150205- 0011089, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record as Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208 and Second Supplement of record as Instrument No. 20160126-0007545, Register's Office for Davidson County, Tennessee.
4, Subject to Declaration of Restrictive Covenants for Stormwater Facilities of record as Instrument No. 20130514-0048379, Register's Office for Davidson County, Tennessee.
S. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

202605210045885

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **04/28/2026** (date of document).

Jami K Averwater

Affiant Signature

05/18/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **18th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

