Karen Johnson Davidson County
Batch# 1437642 AFFIDAVITH
06/24/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260624-0057042

This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP
REGARDING MAP AND PARCEL 161-10-0-A 170.00

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, being first duly sworn, hereby deposes and says:

1. I am over the age of 18.

2. I am known as Belinda Yoder, a friend of Kirby O. Primm, Jr., Deceased.

3. Kirby O. Primm, Jr. died a resident of Davidson County, Tennessee, on October 19, 2025.

4. At the time of the death of Kirby O. Primm, Jr., he owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 161-10-0-A 170.00) (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Villages of Brentwood, Phase 2, as of record in Book 6250, page 169, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kirby O. Primm, Jr. and wife, Amy P. Primm, by Deed from Theodore R. Jones, of record in Book 8013, Page 318, Register's Office for Davidson County, Tennessee, dated December 22, 1989.
>
> This is improved property known as 5144 Village Trace, Nashville, Tennessee, 37211.

5. Kirby O. Primm, Jr. died intestate on October 19, 2025. His intestate probate estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 26P538.

6. Kirby O. Primm, Jr. and Amy P. Primm owned this property as tenants by the entirety. Amy P. Primm died on December 25, 2022. Since they owned as tenants by the entirety, Kirby O. Primm, Jr. became the sole owner of the Property.

7. The sole heir at law of the Decedent's estate is the Decedent's daughter, Sarah Stone Primm.

8. Upon Kirby O. Primm, Jr.'s death, according to the Tennessee laws of intestacy, Kirby O. Primm, Jr.'s interest in this property vested in his daughter, the sole heir of his intestate estate. As a result, Sarah Stone Primm is the sole owner of this property.

9. T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Belinda Yoder

Belinda Yoder

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BELINDA YODER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2026.

Christina N. Yoder

Notary Public

My commission expires: March 8 2028

CHRISTINA NICOLE YODER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 June 15, 2026.

Elizabeth Ryder Sykes

6/22/2026
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of June, 2026.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

My Commission Expires: 3/5/2030