Karen Johnson Davidson County
Batch# 1452363 AFFIDAVITH
07/29/2026 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069519

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 05103014600

STATE OF FLORIDA)
COUNTY OF SAINT LUCIE)

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

1. I am over the age of 18.

2. I am known as Sandi Greenberg, a friend of Lori Joy Rosenbaum, Deceased.

3. Lori Joy Rosenbaum died a resident of California on June 22, 2017.

4. At the time of the death of Lori Joy Rosenbaum, she and her sister, Leslie D. Rosenbaum, owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 05103014600 (the "Property") as tenants in common:

   Being Lot No. 64 on the plan of Stratton Heights of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to Leslie Dee Rosenbaum, a single person, and Lori Joy Rosenbaum, a single person, their heirs and assigns, by Special Warranty Deed dated April 12, 2012, from Paula W. Reed for Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton, of record in Instrument No. 20120423-0034590, Register's Office for Davidson County, Tennessee.

   This is improved property known as 901 Vantrease Road, Madison, Tennessee, 37115.

5. Lori Joy Rosenbaum was not married at the time of her death and did not have any children or living issue. Lori Joy Rosenbaum's parents also predeceased her. The sole living heir of Lori Joy Rosenbaum is her sister, Leslie D. Rosenbaum.

6. Lori Joy Rosenbaum left a Will dated February 19, 2015, as amended by that First Codicil to Will of Lori J. Rosenbaum dated May 30, 2017 (the "Will"). The Will has not been admitted to probate. The Will designates her sister, Leslie D. Rosenbaum, as Executor of Lori J. Rosenbaum's estate. The sole beneficiary of the Will is the Lori J. Rosenbaum Trust dated December 16, 2010, as restated on February 19, 2015 and as amended by that First Amendment dated May 30, 2017 (the "Trust"), which Trust distributes all of Lori Joy Rosenbaum's property to her sister, Leslie D. Rosenbaum, outright and free of trust. Upon the death of Lori Joy Rosenbaum, her sister, Leslie D. Rosenbaum, became the successor sole Trustee and the sole beneficiary of the Trust.

7. Since Leslie D. Rosenbaum is Lori Joy Rosenbaum's sole heir under law and the sole beneficiary of the Trust, Leslie D. Rosenbaum is now the current owner of any and all interest that Lori Joy Rosenbaum had in the Property described herein upon the death of Lori Joy Rosenbaum.

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.

Sandi Greenberg
609 N.W. Whitfield Way
Port St. Lucie, FL 34986

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDI GREENBERG**, 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 28 day of July, 2026.

Notary Public

My commission expires: 10/28/2029

CORENE E. MEDRANO NUNEZ
Notary Public - State of Florida
Commission # HH 736000
My Comm. Expires 10-28-2029
Bonded Through
American Association Of Notaries, Inc.

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 July 28, 2026.

Elizabeth Ryder Sykes

7/28/2026
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2026.

Lynne E. Keeley
Notary Public

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

My Commission Expires: 3/5/2030