Karen Johnson Davidson County
Batch# 1462229 AFFIDAVITH
08/20/2026 09:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260820-0077471

This Instrument Prepared By and Return To:
Limestone Title, LLC
580 Franklin Road, Ste. 203
Franklin, TN 37069

RE: Mary D. Boritzki

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of TENNESSEE
County of WILLIAMSON

Kaye Frensley, Diane Wood, and James Boritzki, herein known as the Affiants, being first duly sworn, deposes and says as follows:

1. That we are residents of:
34 Thurston Drive, Palm Beach Gardens, FL 33418
NASHVILLE, DAVIDSON County, Tennessee
NASHVILLE, DAVIDSON County, Tennesse

respectively

2. That we are the only heirs of **Mary D. Boritzki**, herein known as the deceased. **Mary D. Boritzki** died intestate on December 23, 2025, a resident of Davidson County, Tennessee. We have not opened probate for her estate and will not open in the future. To our knowledge, she did not receive any TennCare benefits during her lifetime.

3. That at the time of her death, **Mary D. Boritzki** was unmarried.

4. That **Mary D. Boritzki** only had three adult children and that the following persons are all the children of the deceased, natural born or adopted, living or deceased, which constitutes the heirs at law:

Adult Daughter, Kaye Frensley, Living
Adult Daughter, Diane Wood, Living
Adult Son, James Boritzki, Living
Adult Son, Kenneth G Boritzki, Deceased Oct 2, 2006

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

Lying and being in Davidson County, Tennessee, and being Unit No. 385 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, Registers Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in bylaws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of the Registers Office for Davidson County, Tennessee to which reference is hereby made for easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, by-laws and the regulations adopted pursuant to the bylaws are incorporated in this deed by reference and made a part thereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligations to pay monthly assessments for the maintenance and operations of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws.

Being the same property conveyed to Mary D. Boritzki, an unmarried woman, and Debra Boritzki, a married woman, from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware limited liability company, dba First American Asset Closing Services, by Special Warranty Deed dated May 4, 2009 and recorded June 24, 2009 in Instrument #20090624-0058538, said Register's Office.

This improved property is also known as **385 Deer Lake Drive, Nashville, TN 37221**

Further affiant saith not.

Kaye Frensley

Kaye Frensley, Affiant

MARLYN MARQUEZ
Notary Public - State of Florida
Commission # HH 779215
My Comm. Expires Apr 9, 2030
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Palm Beach

SUBSCRIBED AND SWORN TO before me this 28 day of July, 2026.

Marlyn Marquez MM
Notary Public

My Commission Expires: 04-09-2030

MARLYN MARQUEZ
Notary Public - State of Florida
Commission # HH 779215
My Comm. Expires Apr 9, 2030
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Kaye Frensley**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at PBG, ~~Tennessee~~ FLORIDA MM this 28 day of July, 2026.

Marlyn Marquez MM
Notary Public

My Commission Expires: 04-09-2030

MARLYN MARQUEZ
Notary Public - State of Florida
Commission # HH 779215
My Comm. Expires Apr 9, 2030
Bonded through National Notary Assn.

Further affiant saith not.

Diane Wood

Diane Wood, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2026.

Notary Public

My Commission Expires: 7/2/29

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2026.

Notary Public

My Commission Expires: 7/2/29

JAMES SNOW GRIFFIN III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Diane Wood**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of July, 2026.

Notary Public

My Commission Expires: 7/2/29

JAMES SNOW GRIFFIN III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Further affiant saith not.

James Boritzki, Affiant

STATE OF TN
COUNTY OF Williamson

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2026.

Notary Public

My Commission Expires: 11.28.26

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2026.

Notary Public

My Commission Expires: 11.28.26

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **James Boritzki**, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of July, 2026.

Notary Public

My Commission Expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 26 (date of document).

Jennifer Pennell

Aug 17, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal