Karen Johnson Davidson County
Batch# 215683 AFFIDAVITH
04/09/2019 10:51:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190409-0032245

This instrument prepared by:
Steven G. Waters, PLLC
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant Becky Cheney, residing at 6009 Sedberry Drive, Nashville, TN 37205, after first being sworn according to law, and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to §30-2-712 *et seq*., hereby swears to the following of his/her own free will and based upon his/her personal knowledge and familiarity with the decedent and her family for the past 25 years:

1. That Nancy C. Wiggs (the "decedent") died testate on November 21, 2108, a resident of Davidson County, Tennessee.

2. That the decedent died without a surviving spouse.

3. That Kathryn E. McDonald, Alexander Wiggs, Jr., Brenda A. Lynch, Christopher F. Wiggs, and Charlotte E. Dodson are the only children of the decedent, either natural or adopted, and that the decedent never gave birth to or adopted any other child or children.

4. That Kathryn E. McDonald, Alexander Wiggs, Jr., Brenda A. Lynch, Christopher F. Wiggs, and Charlotte E. Dodson are the only devisees and heirs at law of the decedent.

5. That the family members of the decedent have opted not to probate the will of the decedent and have no plans to do so. That the devisees mentioned in said will are the same as the intestate heirs. A copy of the last Will and Testament of Nancy C. Wiggs is attached as Exhibit A.

6. That at the time of her death, the decedent owned a house and lot located at 7140 Commonwealth Circle, Nashville, Davidson County, Tennessee 37221, and being more particularly described in deed of record in Instrument No. 20131218-0127670, Register's Office for Davidson County, Tennessee, to which reference is hereby mad for a more complete description.

7. This affidavit will confirm the vesting of title to the real property located at 7140 Commonwealth Circle, Nashville, Davidson County, Tennessee 37221,, after the death of Nancy C. Wiggs into That Kathryn E. McDonald, Alexander Wiggs, Jr., Brenda A. Lynch, Christopher F. Wiggs, and Charlotte E. Dodson

Further Affiant saith not.

Dated this 4 day of April, 2019.

Becky Cheney

Becky Cheney

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Becky Cheney, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand this 4 day of April, 2019.

Notary Public

My Commission Expires:

3-7-2023

Ex. A.

LAST WILL AND TESTAMENT

OF

NANCY C. WIGGS

Dated: 27th day of January, 2015

Prepared by:

David Hall Esq
20 Music Circle East
Nashville, TN 37203
615.669.1050

LAST WILL AND TESTAMENT

OF

NANCY C. WIGGS

I, Nancy C. Wiggs, a resident of and domiciled in the State of Tennessee, make, publish and declare this to be my Last Will and Testament, revoking all wills and codicils at any time heretofore made by me.

FIRST: I direct that the expenses of my last illness and funeral, the expenses of the administration of my estate, and all estate, inheritance and similar taxes payable with respect to property included in my estate, whether or not passing under this will, and any interest or penalties thereon, shall be paid out of my residuary estate, without apportionment and with no right of reimbursement from any recipient of any such property.

SECOND: It is my desire that, upon my death, I receive a burial with arrangements that have already been made. I have contracted for and paid for my funeral arrangements.

THIRD: I give all my real estate, and all rights that I have under any related insurance policies, to Alex Wiggs Sr. DOB 6/17/28, and if he shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB 2/21/62 , Christopher F. Wiggs DOB 10/23/68 , and Charlotte E. Dodson DOB 6/17/66, equally. I wish that all my real estate, and all rights that I have under any related insurance policies to be given to Nancy Wiggs DOB 9/23/35, and if she shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB2/21/62, Christopher F. Wiggs DOB 10/23/68, and Charlotte E. Dodson DOB 6/17/66, equally.

FOURTH: I give all tangible personal property owned by me at the time of my death, including without limitation personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, and all rights that I have under any related insurance policies, to Alex Wiggs Sr. DOB 6/17/28, and if he shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB 2/21/62 , Christopher F. Wiggs DOB 10/23/68 , and Charlotte E. Dodson DOB 6/17/66, equally. I wish that all my real estate, and all rights that I have under any related insurance policies to be given to Nancy Wiggs DOB 9/23/35, and if she shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB2/21/62, Christopher F. Wiggs DOB 10/23/68, and Charlotte E. Dodson DOB 6/17/66, equally. I give my pie safe to Eileen Dodson, my silver to Kathryn McDonald, my Mother's wedding ring and

bedroom suite to Brenda Lynch, my cedar chest and antique side table to Sandy Wiggs, and my grandfather clock to Chris Wiggs.

FIFTH: I give all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, that I own or to which I shall be in any manner entitled at the time of my death (collectively referred to as my "residuary estate"), as follows:

(a) to Alex Wiggs Sr. DOB 6/17/28, and if he shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB 2/21/62 , Christopher F. Wiggs DOB 10/23/68 , and Charlotte E. Dodson DOB 6/17/66, equally. I wish that all my real estate, and all rights that I have under any related insurance policies to be given to Nancy Wiggs DOB 9/23/35, and if she shall not survive me, then to Kathryn E. McDonald DOB 1/21/61, Alexander Wiggs Jr. DOB 9/30/63, Brenda A. Lynch DOB2/21/62, Christopher F. Wiggs DOB 10/23/68, and Charlotte E. Dodson DOB 6/17/66, equally.

(b) If none of the beneficiaries described in clauses (a) and (b) above shall survive me, then I give my residuary estate to those who would take from me as if I were then to die without a will, married and the absolute owner of my residuary estate, and a resident of the State of Tennessee.

SIXTH: If any property of my estate vests in absolute ownership in a minor or incompetent, my Executor, at any time and without court authorization, may: distribute the whole or any part of such property to the beneficiary; or use the whole or any part for the health, education, maintenance and support of the beneficiary; or distribute the whole or any part to a guardian, committee or other legal representative of the beneficiary, or to a custodian for the beneficiary under any gifts to minors or transfers to minors act, or to the person or persons with whom the beneficiary resides. Evidence of any such distribution or the receipt therefore executed by the person to whom the distribution is made shall be a full discharge of my Executor from any liability with respect thereto, even though my Executor may be such person. If such beneficiary is a minor, my Executor may defer the distribution of the whole or any part of such property until the beneficiary attains the age of twenty-one (21) years, and may hold the same as a separate fund for the beneficiary with all of the powers described in Article EIGHTH hereof. If the beneficiary dies before attaining said age, any balance shall be paid and distributed to the estate of the beneficiary.

SEVENTH: I appoint Kathryn McDonald, DOB 3/31/70 and Alexander Wiggs Jr. DOB to be my Co-Executors. I direct that no Executor shall be required to file or furnish any bond, surety or other security in any jurisdiction. No Executor shall be required to file or furnish any inventory or appraisal or to file or furnish any account of their proceedings or of the property which may come into their possession. Nothing herein, however, shall be construed as limiting the right of my Executor to seek a judicial settlement of any account. My Co-Executors shall maintain proper books and records reflecting all income, disbursements and other transactions of

Mark Honeycutt

residing at: 20 Music Circle East
Nashville, TN 37203

AFFIDAVIT

STATE OF TENNESSEE, COUNTY OF DAVIDSON

We, Mark Honeycutt & Andrea Cortez, the undersigned, being first duly sworn, do hereby declare to the undersigned authority that the Testator, signed and executed said instrument as his last will and testament in the presence and hearing of the witnesses, and that he stated that said instrument was his last will and testament, and that she had signed willingly, and that she executed it as her free and voluntary act and deed for the purposes therein expressed, and that each of the witnesses at the request of the Testator, in the presence and hearing of the Testator and each other, signed the will as witness, and that to the best of his or her knowledge the Testator was at the time at least eighteen years of age, of sound mind and under no constraint, duress, fraud or undue influence.

Testator

Andrea Cortez

Mark Honeycutt

Subscribed, sworn to and acknowledged before me by the said Nancy C. Wiggs ,Testator, and subscribed and sworn to before me by the said Andrea Cortez and Mark Honeycutt as witnesses, this 27th day of January, 2015.

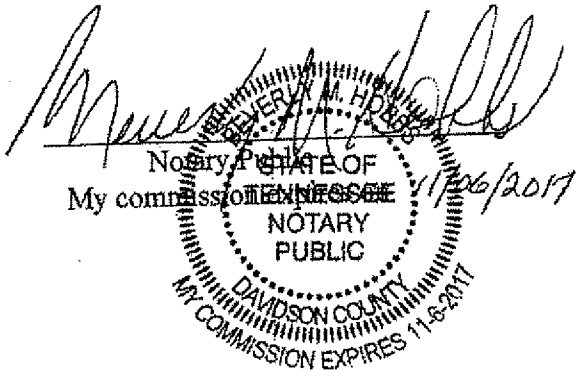
BEVERLY M. HOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

Notary Public

My commission expires on 11/6/2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 27th day of January, 2015, before me personally appeared Nancy C. Wiggs, known to me to be the person described in and who executed the foregoing power of attorney, and she acknowledged that she executed the same as her free and voluntary act and deed. I declare under penalty of perjury that Nancy C. Wiggs appears to be of sound mind and under no duress, fraud or undue influence.



Notary Public
My commission expires: 11/06/2017

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019