Karen Johnson Davidson County
Batch# 600214 AFFIDAVITH
03/25/2021 11:21:06 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20210325-0039383

This instrument prepared by:

Robert C. Henry
HENRY, HENRY & UNDERWOOD, P.C.
Attorneys at Law
P.O. Box 458
Pulaski, TN 38478-0458

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF GILES

The undersigned, being duly sworn on oath, deposes and says:

James Doyle Trigg, a resident of Giles County, State of Tennessee, who died September 17, 2019, held a fee simple one-half (½) interest in the following described real estate located in Davidson County, Tennessee:

TRACT NO. 1:

Being the westerly part of Lot No. 51 on the revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Z.J. Wilkinson, Surveyor, dated August 4, 1965, as follows:

Beginning at a point in the northerly margin of Parthenon Avenue, 116.9 feet west of the northwesterly intersection of said Avenue and Long Boulevard; thence westerly along said Avenue 46 feet to the east margin of an alley; thence northerly along said margin of 141.3 feet to a point; thence southeasterly 92 feet to a point; thence southerly 114.1 feet to the point-of-beginning.

This is improved property commonly known as 3193 Parthenon Avenue, Nashville, Tennessee 37203.

And being the same property acquired by James Doyle Trigg and James K. Trigg IV, by deed of record in Book 10727, page 895, Register's Office for Davidson County, Tennessee, to which reference is here made. As set forth hereafter, James Doyle Trigg, died testate and his one-half (½) passed in this property passes to his surviving spouse, Mary Elizabeth Trigg, in fee. Said property is subject to restrictions of record in Book 492, page 137, said Register's Office.

Map & Parcel: 104 02 0 400.00

TRACT NO. 2:

Land in Davidson County, Tennessee, Being Lot No. 14 on the map of Marengo Park Section "C", as of record in Book 1130, page 21, Register's Office for said County.

Said Lot No. 14 fronts 75 feet on the easterly side of Robin Road and runs back between parallel lines 190 feet to a dead line.

This is improved property knows as 3622 Robin Road, Nashville, Tennessee 37204

And being the same property acquired by James Doyle Trigg and James K. Trigg IV, by deed reference 20081230-0123711, Register's Office for Davidson County, Tennessee, to which reference is here made. As set forth hereafter, James Doyle Trigg, died testate and his one-half (½) passed in this property passes to his surviving spouse, Mary Elizabeth Trigg, in fee. Said property is subject to limitations, restrictions and encumbrances as may affect the premises.

Map & Parcel: 118 14 0 066.00

TRACT NO. 3:

Land in Davidson County, Tennessee, Being Lot No. 259 on the map of Miro Meadows Subdivision as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 259 fronts 75 feet on the northerly side of Vultee Boulevard and runs back between lines 162.2 feet on the westerly line and 156.6 feet on the easterly line

to a dead line in the rear, measuring 75 feet thereon.

This is improved property knows as 1226 Vultee Blvd., Nashville, Tennessee 37217

And being the same property acquired by James Doyle Trigg and James K. Trigg IV, by deed reference 20081230-0123710, Register's Office for Davidson County, Tennessee, to which reference is here made. As set forth hereafter, James Doyle Trigg, died testate and his one-half (½) passed in this property passes to his surviving spouse, Mary Elizabeth Trigg, in fee. Said property is subject to limitations, restrictions and encumbrances as may affect the premises.

Map & Parcel: 120 01 0 099.00

The undersigned received the one-half (½) interest of James Doyle Trigg in the real estate described above by virtue of the Last Will and Testament of James Doyle Trigg, of record in Will Book 7, page 709, Office of the Clerk and Master for the Chancery Court for Giles County, Tennessee, which said Will was probated in that office on September 22, 2020, file number P-1801-20. Mary Elizabeth Trigg was appointed as Administratrix C.T.A. of the Estate, as evidenced by the certified copy of her Letters of Administration attached hereto as Exhibit "A" and incorporated herein by reference. A certified copy of said Will is attached hereto as Exhibit "B" and incorporated herein by reference.

A certified copy of the release from the Bureau of Tenncare has been received, a copy of which is attached as Exhibit "C" and incorporated herein by reference.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

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.

Mary Elizabeth Trigg

Mary Elizabeth Trigg

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Mary Elizabeth Trigg, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 22nd day of March 2021.

Tracy Risner

Notary Public

TRACY J. RISNER
STATE OF TENNESSEE
NOTARY PUBLIC
GILES COUNTY

My Commission Expires 9/22/21.

F:\home\Kim\WPDOCS\triggjamesdoyle.estate.inheritance.affidavit

Exhibit A

CHANCERY COURT OF GILES COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
JAMES DOYLE TRIGG, DECEASED
Resident of Giles County, Tennessee
2037 Dodson Gap Rd.
Lynnville, TN 38472
Date of Death: September 17, 2019
Administratrix C.T.A. – Mary Elizabeth Trigg

NO. P-1801-20
PROBATE

FILED
2020 SEP 22 AM 9:16
CRYSTAL G. GREENE
CLERK & MASTER
GILES COUNTY, TN

LETTERS OF ADMINISTRATION, C.T.A.

Whereas, it appearing to the Chancery Court that the above named deceased person left a written Will, which has been exhibited in this Court and duly proven in as the Law directs, and application being made to have Letters of Administration with Will Annexed granted on the said Estate, and the Court having appointed the above Administratrix, C.T.A., and upon them qualifying as directed by Law;

It is, ORDERED that the Letters of Administration with Will Annexed are hereby issued to the above named Administratrix, C.T.A., being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this Estate as required by Law.

IT WITNESS WEREEOF, I have issued these Letters of Administration with Will Annexed, this the 22nd day of September, 2020.

CRYSTAL G. GREENE, CLERK AND MASTER

CERTIFICATE

I, Clerk and Master of this Court, certify that: (I) this is a Court of Record; (ii) the above is a true, full and correct copy of the Letters of Administration, C.T.A., issued by the Court in this Estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters appear of record in this Court's Probate Minute Book 20 page 15.

Witness my hand and seal this the 22nd day of September, 2020.

PROBATE COURT CLERK

CHANCERY COURT SEAL

Exhibit B

FILED
2020 SEP 22 AM 10:21
CRYSTAL G. GREENE
CLERK & MASTER
GILES COUNTY TENNESSEE

This is The LAST Will And Testement
OF James Doyle And Margaret Trigg
IF one OF us dies but NOT The other,
All property AND Money shall go To The
other surviving Spouse..

IF both OF us Are gone All OF
our property AND Money is To be
divided between our Two children
James Kennedy Trigg And Rachel MArie Allred
except For $12,000 which is To go To
The First Presbyterian Church OF Lynnville
Houses - House AND LAND AT 2037
Dodson Gap Rd. There is A ½ interest in

JHY

JD met Page 1

3 houses in Nashville owned with My brother JAMES KNOX IV. These Are on Robin Rd., Vultee Blvd., and PARTHANON ST.

Mary's 401K is with FARM BUREAU OF TENNESSEE on BOAR CREEK in COLOMBIA. Doyle's 403B is with HORACE MANN INSURANCE COMPANY. There Are 2 C.D.'s with FIRST NATIONAL BANK OF PULASKI. There is one CD with BANK OF FRANKEWING. There is A Money Market with SUNTRUST.

JHY

JJJ MET

There Are U.S. SAVINGS BONDS IN Lock Box. There is A SAVINGS AND A checking ACCOUNT WITH FNB, ALONG WITH CHRISTMAS SAVINGS.

There Are TWO LIFE INSURANCE policies Through MARY's WORK AT FARM BUREAU; ONE ON EACH OF US. There ARE 3 LIFE policies WITH HORACE MANN INSURANCE; 2 on DOYLE AND 1 ON MARY.

There is ALSO THE INTEREST IN SOME. GAS WELLS IN KANSAS.

MARY'S jewelry AND the dishes IN CHINA CABINET go TO RACHEL. JIMMY gets JOY YACT PAGE3

JHY

The Seth Thomas clock that is on the Mantel. It is a Trigg family heirloom, Rachel gets the Flower Picture by grandmother Trigg and also the Sea scene. (Blue with black frame) Jimmy gets the Winter Woods scene in Living Room plus the Castle scene in our Bedroom. Two vases in living room by grandmother Trigg; the rest Draw straws or flip a coin. JKT vase by her to Jimmy

The rest of Household stuff and stuff in Garage split as you see fit or sell and split the money. Some of JHY JDJ met Page 4

The stuff is worth money. Cedar chest, dining room Table, quilt Box and chest of drawers in Living room are Family.

There are TWO CARS. Sell or whatever.

Papers you may Need are in The Fireproof Box in Living Room or in Lock Box AT FNB Pulaski. Key is in Sock drawer.

JACK H. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

10-1-08

James D. Trigg

Mary Elizabeth Trigg

Notary: Jack H. Yokley
comm. expires 11-23-09

The Money MARKET mentioned in The Will AT SUNTRUST BANK is Now in Two CD's AT SUNTrust. There is A business checking ACCOUNT With my BroTher, JAMES, AT SUNTrust.

STATE OF TENNESSEE-GILES COUNTY
I, Crystal Greene, Clerk and Master of the Chancery Court of Giles County, Tennessee, do hereby certify that the foregoing is a true copy of the original Last Will + Testament Now on file in my office. Witness my hand and seal of office, this 19 day of MAR 2021.
Janet Garner
Clerk & Master

CHANCERY COURT SEAL

Date: 6-6-12

Mary Elizabeth Higgs

James Doyle Higgs

Notary: Jack Yokley
Jack H. Yokley

JACK H. YOKLEY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

My commission expires 11-18-13

Exhibit C

FILED

2020 SEP 22 AM 10:04

CRYSTAL G. GREENE
CLERK & MASTER
GILES COUNTY TENN

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

8/3/2020

ROBERT HENRY LEGAL COUNSEL
119 S FIRST ST
PO BOX 458
PULASKI, TN 38478

RE: JAMES TRIGG
Last Four Of SSN 7869

Dear ROBERT HENRY LEGAL COUNSEL:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jamecka J. Howard

STATE OF TENNESSEE-GILES COUNTY
I, Crystal Greene, Clerk and Master of the Chancery Court of Giles County, Tennessee, do hereby certify that the foregoing is a true copy of the original Tenncare Release Now on file in my office, Witness my hand and seal of office, this 19 day of MAR 2021

Jarod Harner
Clerk & Master

CHANCERY COURT SEAL PULASKI TN