Karen Johnson Davidson County
Batch# 841751 AFFIDAVITH
04/19/2022 12:45:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0045011

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 **An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.**	STATE OF TENN COUNTY OF DAV The actual consideration for this transfer is: $0.00 Theresa Higgins Renegar Subscribed and sworn to before me, this 4th day of April 2022. NOTARY PUBLIC My Commission Expires: August 17, 2025

Address New Owners:	Send Tax Bills To:	Map & Parcel ID:
Theresa Higgins Renegar, et al 4223 Thoroughbred Lane Murfreesboro, TN 37127	Theresa Higgins Renegar, et al 4223 Thoroughbred Lane Murfreesboro, TN 37127	10801004800

AFFIDAVIT OF HEIRSHIP

1. My name is Robert Milton Renegar ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and the facts stated herein are based upon my personal knowledge.

2. I have been married to Theresa Higgins Renegar for fifty-three (53) years. I have known and been familiar with her siblings and other family members for over fifty-five (55) years.

3. Calvin Glyn Higgins ("Higgins") died on August 24, 2021. **See Death Certificate, attached as Exhibit A.** He died without a valid Last Will and Testament. A small estate will be opened for his nominal personal property. Letters of Administration will not be issued.

4. Shirley Ann Bly ("Bly") died on August 26, 2021. **See Death Certificate, attached as Exhibit B.** She died without a valid Last Will and Testament. There are not enough assets to necessitate opening an estate for her.

5. Higgins did not receive long term benefits/nursing home care that was paid for by TennCare or other government assistance. He did not owe unpaid taxes to any governmental entity.

6. Bly did not receive long term benefits/nursing home care that was paid for by TennCare or other government assistance. She did not owe unpaid taxes to any governmental entity.

7. Higgins and Bly each owned a quarter interest in a certain parcel of improved real property, which is located at 928 Shauna Drive, Nashville, TN 37214 (the "Property") and more fully and particularly described as follows:

   Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County.

   Said Lot No. 7 fronts 80 feet on the southwesterly margin of Shauna Drive and extends back 197.8 feet on the north-westerly side of 169.9 feet on the southeasterly side to a dead line in the rear, which is a broken line, measuring 89.8 feet thereon.

   Being the same property conveyed to Melvin L.D. Keith and Mary L. Keith by quitclaim deed recorded as Instrument No. 20010918-0100766, in the Davidson County Register's Office. The said Melvin L.D. Keith having predeceased Mary L. Keith, leaving Mary L. Keith as the sole remaining joint tenant.

   Also being the same property transferred and conveyed by Theresa Higgins Renegar, Executrix of the Estate of Mary Louise Keith pursuant to the terms and conditions of the Will, to Janice F. Whiteaker, Shirley H. Bly, Calvin Glyn Higgins, and Samuel A. Moseley by Warranty Deed recorded as Instrument No. 20161102-0115845 in the Davidson County Register's Office.

8. Pursuant to Tenn. Code Ann. § 31-3-108, Bly predeceased Higgins because she did not survive him for more than one hundred twenty hours. Likewise, under the same statute, Higgins predeceased Bly.

9. Bly was not married at the time of her death. During her lifetime she had four children born to her: a daughter, to whom Bly's parental rights were immediately terminated and the child was adopted by another family, Michael Bly – who is deceased and died without issue, Jeffrey A. Higgins, and Christopher Bretton Bly. She adopted no children during her lifetime. Bly's heirs-at-law pursuant to Tenn. Code Ann. § 31-2-104 are Jeffrey A. Higgins and Christopher Bretton Bly.

10. Higgins was not married at the time of his death. He had no children born to him during his lifetime and he did not adopt any children during his lifetime. His parents are deceased. He left Janice Faulk Whiteaker (sister), Deborah Higgins Sudberry (sister), Theresa Higgins Renegar (sister), and the heirs of his sister Shirley Higgins Bly, Jeffrey A. Higgins and Christopher Bretton Bly, as his heirs-at-law pursuant to Tenn. Code Ann. § 31-2-104.

11. Therefore, the one quarter interest of Bly vested in fee simple absolute in equal shares in Jeffrey A. Higgins and Christopher Bretton Bly immediately upon her death. The one quarter interest of Higgins vested in fee simple absolute in Janice Whiteaker (25%),

Deborah Sudberry (25%), Theresa Higgins Renegar (25%), Jeffrey A. Higgins (12.5%) and Christopher Bretton Bly (12.5%) immediately upon his death.

12. As of the filing of this Affidavit, ownership of the Property remains vested as tenants in common as follows:

Janice Faulk Whiteaker	**5/16** (or 31.3%)
Deborah Higgins Sudberry	**1/16** (or 6.25%)
Theresa Higgins Renegar	**1/16** (or 6.25%)
Jeffrey A. Higgins	**5/32** (or 15.6%)
Christopher Bretton Bly	**5/32** (or 15.6%)
Samuel A. Moseley	**1/4** (or 25%)

FURTHER AFFIANT SAYETH NOT.

SWORN this 4th **day of** April **2022.**

Robert Milton Renegar

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named Robert Milton Renegar, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 4 day of April 2022.

Bethany Gladish
Notary Public

My commission expires: August 17, 2025

BETHANY GLADISH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY