Karen Johnson Davidson County
Batch# 940513 AFFIDAVITH
11/14/2022 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121079

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
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New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Lucile Dietrich Hipps 7671 Charlotte Pike Nashville, TN 37209	Same	105 11 0 278.00

AFFIDAVIT OF HEIRSHIP

I, **Veronique Lina Dietrich**, the undersigned affiant, after being duly sworn according to law and being of lawful age and a resident of Ulster County, New York, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 1910 Bransford Avenue, Nashville, TN 37204 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Larry E. Hipps ("Decedent") died on April 4, 2022 without leaving a last will and testament.

3. I have known Decedent since 2001 and I am familiar with Decedent's familial circumstances.

4. Decedent is survived by his spouse, Lucile Dietrich Hipps, and two (2) children, Noah Benjamin Hipps and Elijah Fisher Hipps.

5. Upon Decedent's death all right, title, and interest of Decedent to the Property passed by intestate succession to Lucile Dietrich Hipps, Noah Benjamin Hipps, and Elijah Fisher Hipps, as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, November 11, 2022.

VERONIQUE LINA DIETRICH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Veronique Lina Dietrich, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on November 11, 2022.

Notary Public

My Commission Expires: 9/21/2026

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 29 on the map of George I. Waddey's Subdivision of the south part of Horton Lots of record in Book 547, page 8, Register's Office for said County.

Said Lot No. 29 fronts 57 feet 6 inches on the easterly side of Wedgewood Avenue, now Bransford Avenue, and runs back between lines, 207 feet 6 inches on the north line and 188.7 feet on the south line to a dead line on which it measures 50 feet.

Being the same property conveyed to Larry E. Hipps from Michael P. Drennan by Warranty Deed of record in Book 11702, page 723, Register's Office of Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1910 Bransford Avenue, Nashville TN, 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 14, 2022.

Affiant Signature

11/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
November 14, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026