Foundation Title & Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1072347 AFFIDAVITH
11/16/2023 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231116-0089291

AFFIDAVIT OF HEIRSHIP

(Disinterested Persons in Compliance with T.C.A. § 30-2-712)

The undersigned do hereby state and affirm as follows:

1. That Coyness E. Wiggins Jr. ("Owner") owned that certain real property more particularly described as set forth on Exhibit "A" attached hereto and incorporated by reference;

2. That the undersigned personally knew said Owner for over 35 years and has personal knowledge of the family of said Owner;

3. That said Owner died on 7/27/2015 with a principal place of residence at time of death of 3106 Larkspur Drive, Nashville, TN 37207 ;

4. That the following are the lineal descendants of said Owner at the date of death:

Surviving Spouse:	Children of Deceased Children:
Helen Dean	
Children:	
Carl Eric Wiggins	
Kawana Miller	

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended, including two (2) affidavits by disinterested who have attested to the veracity of the statements made herein to the best of their knowledge;

Dated this 7th day of November, 2023.

X _____
Signature

X Marilyn Y. Alford
Name

X 119 Vine Ln Goodlettsville, TN 37072
Address

STATE OF TENNESSEE

COUNTY OF Sumner

Sworn to and subscribed before me on this 7th day of November, 2023.

Madisun Silva
Notary Public

My Commission Expires: 06-16-26

(SEAL)

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Oak Park Subdivision, of Record in Book 3600, Page 84, Register's Office for Said County.

Said Lot No. 28 fronts 81 feet on the westerly margin of Larkspur Drive and extends back 221.85 feet on the northeasterly line and 243.20 feet on the southwesterly line to a dead line in the rear, Measuring 129.90 feet thereon.

Being the same property conveyed to Coyness Wiggins, Jr. Unmarried and Helen M. Dean, Unmarried from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C. by Deed dated August 21, 1990 and recorded on August 23, 1990 in Book 8180, Page 691, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Helen Dean from Kawana Miller by Quitclaim Deed dated April 27, 2020 and recorded on June 23, 2020 in Instrument No. 20200623-0067276, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Helen Dean from Jacqueline Orr Wiggins by Quitclaim Deed dated June 23, 2023 and recorded on June 28, 2023 in Instrument No. 20230628-0049111, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 11/7/2023.

Date

Tonya Loftin
Affiant Signature

November 15, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)