This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO CT-24-2187

Karen Johnson Davidson County
Batch# 1143258 AFFIDAVITH
06/05/2024 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0041894

Map and Parcel: Property 1:
052-13-0B-09

AFFIDAVIT AS TO HEIRS
of
KIRK R HUGHES
(Pursuant to T.C.A. §30-2-712)

State of TN
County of Rutherford

On the 23rd day of May, 2024, before me personally appeared Wayne Lankford, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Kirk R Hughes**, "the Decedent."

And That the Affiant knew the Decedent for over 15 years and is familiar with Decedent's family history as they have been Friends during this time period.

And that said Decedent died on or about **October 03, 2023**, **Single**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Kirk R Hughes**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Don Hughes	**Father**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Don Hughes,** as all the heirs of **Kirk R Hughes.**

And said decedents did not leave a Last Will and Testament.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of TN
County of Rutherford

I, WAYNE LANKFORD the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Wayne Lankford

Sworn to and subscribed before me on this 23rd day of May, 2024.

Notary Public
My Commission Expires: 10/05/2026

CONNOR TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(Notary Seal)

EXHIBIT A

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 79, of the Condominium Site Plan, Phase 11-B, River Glen, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7566, Page 571, and Declaration of Submission of Phase 11-B, of record in Book 7724, Page 293, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of River Glen, of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, for a move complete identification and description of such Unit.

Being the same property conveyed to Kirk R. Hughes, an unmarried man by Warranty Deed from Carel Lynn Hamlett, a married person, of record in Book 9671, Page 641, Register's Office for Davidson County, Tennessee, dated May 10, 1995 and recorded on May 15, 1995. The said Kirk R. Hughes died on or about October 03, 2023.

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/24.

Affiant Signature – Joshua A. Terry

6/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27