Karen Johnson
Batch # 1167140
08/12/2024 08:22:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVITH
2 pgs
20240812-0060095

This instrument prepared by:
Paul Rutherford
Brighter Day Law
107 Music City Circle, #200
Nashville, TN 37214
615-256-6681

GRANTEE: Vandolar Kilby

Address New Owner	Send Tax Bills To	Map and Parcel
Vandolar Kilby	Vandolar Kilby	Map 76-5 Parcel 114
637 Hidden Hills Drive	637 Hidden Hills Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn and pursuant to TCA 30-2-712, deposes and states:

1. My full name is Vandolar Kilby.

2. Vandolar Kilby resides at 402 Madison Drive, LaVergne, TN in Rutherford County.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On May 19, 2021, Robert Perry Kilby died in Davidson County. His wife, Lynda Faye Kilby, died on December 15, 2022, in Davidson County, Tennessee. Robert and Lynda Kilby owned, as tenants by the entireties, property located in said County and State.

5. The real property to which this Affidavit applies is located at 637 Hidden Hill Drive, Hermitage, TN 37076, more fully described as:

LAND in Davidson County, Tennessee, being Lot No. 120 on the plan of Hidden Hill, of record in Book 5760, page 854, Register's Office for said County.

SAID Lot No. 120 fronts 80.00 feet on the westerly margin of Hidden Hill Drive and extends back between parallel lines 150.0 feet to a deadline.

THE property herein conveyed is subject to restrictive convenants of record in Book 4938, page 337, said Register's Office, and to the matters set forth in the above referenced plan of record.

6. BEING part of the same property conveyed to Robert P. Kilby and wife Lynda F. Kilby by deed from Marion Thurman Builders in Book 5760, page 854, Register's Office for Davidson

County, Tennessee. The said Robert Kilby died on May 19, 2021, married to Lynda Kilby, leaving her as the sole owner in fee simple. Robert Kilby's Estate was administered in the Seventh Circuit Court for Davidson County, Tennessee docket # 23P415. The said Lynda Kilby died, unmarried and intestate, on December 15, 2022 in Davidson County, Tennessee and her Estate was the subject of a probate action in the Seventh Circuit Court for Davidson County, Tennessee docket # 23P1567. The subject real property was not brought into the Estate, and all Estate debts are paid. Lynda Kilby's next of kin are Lisa Rene Kilby, Surgena Kilby and Vandolar Kilby.

7. Lisa Rene Kilby, Surgena Kilby and Vandolar Kilby are each over the age of 18 years.

Affiant Vandolar Kilby

NOTARY VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2024, before me personally appeared VANDOLAR KILBY, to me personally known, who after being duly sworn by me, on oath did say that the contents of the foregoing Notice of Death are true and correct, and did sign and print his name above intending to be legally bound thereto.

Marsha Camp
Notary Signature

My Commission Expires: 5-8-28

