This instrument was prepared by:
Cook Tillman Law Group
5141 Virginia Way, Suite 220
Brentwood, TN 37027

NEW OWNER(S):

HOWARD GLENN KIGER, JR.
1515B HAYDEN DRIVE
NASHVILLE, TN 37206

MARY H. KIGER
1515B HAYDEN DRIVE
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 1208384 AFFIDAVITH
11/25/2024 03:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241125-0092106

SEND TAX NOTICES TO:

HOWARD GLENN KIGER, JR.
1515B HAYDEN DRIVE
NASHVILLE, TN 37206

MAP AND PARCEL NUMBER: Map 13, Part of Parcel 200

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, being duly sworn, deposes and says:

1. My full name is Betty Jo Taylor-Wolf. I will refer to myself in this Affidavit as the Affiant.

2. My mailing address is 1533 Hayden Drive, Nashville, TN 37206.

3. I have personal knowledge of the matters stated in this Affidavit; I am a friend of the Kiger family.

4. Samuel H. Kiger died on October 15, 2024, while residing in Davidson County, Tennessee.

5. Samuel H. Kiger died intestate. An intestate probate estate is being administered in a proceeding supervised by the Circuit Court for Davidson County under Matter Number 24P2205.

6. The real property to which this Affidavit applies is located at 6966 Clarksville Pike, Joelton, Davidson County, Tennessee 37080 (the "Real Property"), more fully described as:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-13-23, File Number 3-203, as follows:

Point of Beginning being located on the west margin of Clarksville Pike (or U.S. Highway No. 112 (State Highway Plans Federal Aid Project No. WPH 239, Section H, Sheet No. 7, Dated: 1936), and being located approximately 695 feet south of the intersection with Rawlings Road and NORTH 82 DEGREES 42 MINUTES 24 SECONDS WEST a distance of 0.46 feet from an existing iron rod;

Thence with a curve turning to the right with an arc length of 813.64 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 10 DEGREES 30 MINUTES 0 SECONDS WEST, with a chord length of 811.50 feet to a set iron rod having a Tennessee State Plane Coordinate of N:719793.5466, E: 1708266.9794;

Thence continuing with a curve turning to the right with an arc length of 50.28 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 18 DEGREES 08 MINUTES 29 SECONDS WEST, with a chord length of 50.28 feet to a set iron rod having a TSPC of N:719745.7647, E:1708251.3236;

Thence continuing with a curve turning to the right with an arc length of 212.55 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 20 DEGREES 27 MINUTES 57 SECONDS WEST, with a chord length of 212.51 feet to a set iron rod having a TSPC of N;719546.6707, E: 1708177.0203, this being the Point of Beginning of this description;

Thence continuing with a curve turning to the right with an arc length of 149.50 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 23 DEGREES 40 MINUTES 05 SECONDS WEST, with a chord length of 149.49 feet;

Thence SOUTH 24 DEGREES 59 MINUTES 25 SECONDS WEST a distance of 101.80 feet to a set iron rod;

Thence NORTH 65 DEGREES 09 MINUTES 47 SECONDS WEST a distance of 30.00 feet to a set iron rod;

Thence SOUTH 24 DEGREES 50 MINUTES 13 SECONDS WEST a distance of 45.06 feet to a point in a drain located NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST a distance of 29.91 feet from an existing iron rod at a culvert headwall;

Thence with the north line of Emad Saad and Viola Kozman (Instrument Number:

20200415-0039660) NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST passing a set iron witness rod on the southeast bank of a creek at 796.02 feet and continuing a total distance of 838.31 feet to a point in the creek and being located NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 88.94 feet from an existing capped iron rod on the bank of the creek;

Thence along said creek NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 175.06 feet;

Thence NORTH 27 DEGREES 29 MINUTES 11 SECONDS EAST a distance of 66.00 feet;

Thence NORTH 35 DEGREES 47 MINUTES 06 SECONDS EAST a distance of 114.18 feet;

Thence leaving said creek and with a new line severing the property of Ellis P. Jakes (Instrument Number: 20170630-0066338) SOUTH 32 DEGREES 51 MINUTES 23 SECONDS EAST passing a set iron witness rod on the east bank of the creek at 40.0 feet, having a TSPC of N:720051.3177, E:1707467.1126) and continuing a total distance of 335.03 feet to a set iron rod, having a TSPC of N:719803.4283, E:1707627.0919;

Thence SOUTH 64 DEGREES 58 MINUTES 21 SECONDS EAST a distance of 606.91 feet to a set iron rod which is the point of beginning, having an area of 230894.86 square feet, 5.30 acres,

Being the same property conveyed to Samuel H. Kiger from Kenneth Jakes, Successor Trustee of the Ellis P. Jakes Revocable living Trust, by Warranty Deed dated May 13, 2024, of record in Instrument No. 20240515-0035904, Register's Office for Davidson County, Tennessee.

7. Facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

   a. Samuel H. Kiger was unmarried to at the time of his death and had no children.

   b. Samuel H. Kiger was survived by his parents, Howard Glenn Kiger, Jr. and Mary H. Kiger.

   c. As a result, Howard Glenn Kiger, Jr. and Mary H. Kiger now each own one-half (1/2) of the property as Tenants in Common.

Signed this 21st day of November, 2024.

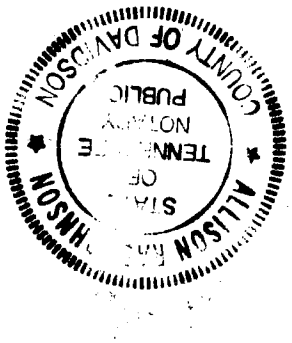
Betty Jo Taylor-Wolf

Betty Jo Taylor-Wolf, Affiant

Sworn to and subscribed before me by **Betty Jo Taylor-Wolf** this 21st day of November, 2024.

Allison R. Johnson
Notary Public

My Commission expires: 5/25/2025



CERTIFICATE OF AUTHENTICITY

I, **Aaron B. Morales,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on November 21, 2024 and authenticated according to law on November 25, 2024.

Affiant Signature

Dated: November 25, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25 day of November, 2024.

Notary's Signature

My Commission Expires: 6-17-2028

Notary's Seal:

