Karen Johnson Davidson County
Batch# 1245602 AFFIDAVITH
03/11/2025 07:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018083

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Karen Jo Wolf

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of **March, 2025**, before me personally appeared **Elizabeth Donahue**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Buncombe **County**, residing at 4 Teems Lane, Asheville, NC 28805.

That Affiant was personally acquainted with **Karen Jo Wolf**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Affiant was an/a Family Friend of the Decedent.

That Decedent died on or about **March 24, 2024** and that the decedent's place of residence and homestead at the time of death, was as follows: **924 30th Ave N, Nashville, TN 37209**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**
Surviving Children:	**Nickolas L. Sigler** **Timothy Sigler**
Deceased Children:	**None**
Adopted Children:	**None**
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Map and Parcel 092 06 0 025.00

924 30th Ave N, Nashville, TN 37209

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Elizabeth Donahue - Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Notarized online using audio-video communication

Subscribed and sworn to before me this 8th day of **March, 2025.**

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Elizabeth Donahue** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 8th date of **March, 2025.**

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly Ameson, 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 3/8/25.

Affiant Signature

3/8/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 8 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028