Karen Johnson Davidson County
Batch# 1297887 AFFIDAVITH
07/15/2025 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250715-0055791

This instrument prepared by:
Tennessee Title Services, LLC
547 North Mt. Juliet Road, Ste. 100
Mt. Juliet, TN 37122
FILE NO SG-25-2564

Map and Parcel: Property 1:
073-07-0-195.00

AFFIDAVIT AS TO HEIRS
of
CORRINE C. HYBERGER
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Gooley

On the 3rd day of June, 2025, before me personally appeared Kenneth Flowers, "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 **Corrine C. Hyberger**, "the Decedent."

And That the Affiant knew the Decedent for over 45 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 **May 14, 2013, a widow**, having been predeceased by their spouse, **Reginald G. Hyberger**, who died on or about **February 16, 2008**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Corrine C. Hyberger**, 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
Donald Cory Hyberger	**Son**
Andrew Cline Hyberger	**Son**

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: **Donald Cory Hyberger and Andrew Cline Hyberger,** as all the heirs of **Corrine C. Hyberger.**

And said decedent 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 Tennessee
County of Bradley

I, Kenneth Flowers, 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, The Title Group, 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.

Kenneth Flowers

Sworn to and subscribed before me on this 3rd day of June, 2025.

Kristie Rayfield
Notary Public
My Commission Expires: 10/28/2028

(Notary Seal)

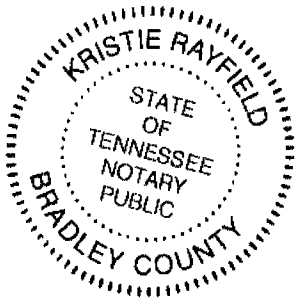


EXHIBIT A

Property 1:
Land in Davidson County, Tennessee, being Lot No. 29A of the Zone Lot Division of Lot No. 29, Cabin Hill Subdivision, now known as ~~TWO~~ TWO Rivers Place, Section Four, of record in Plat Book 6250, page 833, amending Plat Book 5200, page 795 and Plat Book 6250, page 731, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew Cline Hyberger and Margaret Anne Simmons Hyberger, husband and wife by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20031113-0166040 Register's Office for Davidson County, Tennessee, dated October 20, 2003 and recorded on November 13, 2003.

Being the same property conveyed to Reginald G. Hyberger and wife, Corrine C. Hyberger by Warranty Deed from Andrew Cline Hyberger and wife, Margaret Anne Hyberger of record in Instrument No. 20040617-0071669 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on June 17, 2004. The said Reginald G. Hyberger died on or about February 16, 2008, leaving Corrine C. Hyberger as the surviving tenant by the entirety. The said Corrine C. Hyberger died on or about May 14, 2013.

CERTIFICATE OF AUTHENTICITY

I, Leslie Hines do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document attached - **Affidavit of Heirship** dated June 3, 2025 from Kenneth Flowers - 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.

This .

Leslie Hines

7/15/2025
Date

Subscribed and sworn to before me this 15 day of July, 2025

By Leslie Hines

Notary Public

CAMERON DELINE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064029139
MY COMMISSION EXPIRES JULY 27, 2026