Karen Johnson Davidson County
Batch# 1305088 AFFIDAVITH
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Fees: $52.00 Taxes: $0.00
20250801-0061247

Prepared by and return to:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

AFFIDAVIT AS TO HEIRSHIP

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

On this 28th day of July 2025, before me personally appeared John Carter **("Affiant")**, who being by me ~~duly~~ sworn on oath, did say that Affiant is over eighteen (18) years of age, resides at 3541 Roswell Rd NE # 27 Atlanta, GA 30305 (address) and is familiar with the family history of **Kenneth Lyons**, who was the owner of the property commonly known as **612 General George Patton Road, Nashville, TN 37221,** and more particularly described as follows:

See attached legal description Exhibit "A"

And that said decedent, **Kenneth Lyons ,** died on **January 18, 2020** and that the place of residence and homestead, at the time of death was as follows:

100 Somerby Dr, Apt 2144, Alpharetta, Ga 30066

And Affiant further states that said deceased left surviving the following persons, as his only heirs at law:

(a) Child: **Gilbert Jeffrey Lyons,** whom survived.
(b) Child: **Sharon Joan Lyons**, whom survived.

And Affiant further states that decedent, **Kenneth Lyons**, was widowed at the time of his death and left no other children or adopted children or descendants of deceased children or adopted children.

SIGNATURES APPEAR ON FOLLOWING PAGES

And that all of the above parties are over the age of eighteen (18) years.

And said deceased did leave a will, probated in the Probate Court of Fulton County, State of Georgia. **See attached Exhibit B.**

I am aware that TENN. CODE ANN. 30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, known 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.

John Carter

Sign

JOHN CARTER

Print

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Carter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Alpharetta (City), ~~Tennessee~~ Georgia, this 28th day of July, 2025.

Theresa McGraw

Notary Public

My Commission Expires: May 13, 2028

THERESA MCGRAW
NOTARY PUBLIC, STATE OF GEORGIA
COBB COUNTY
MY COMMISSION EXPIRES
May 13, 2028

I am aware that TENN. CODE ANN. 30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, known 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.

Sharon Joan Lyons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Sharon Joan Lyons** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 31 ~~day of~~ _____, 2025.

Notary Public

My Commission Expires: 10.29.28

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I am aware that TENN. CODE ANN. 30-2-712(f) provides that whoever willfully, corruptly and falsely swears to any statement in any Affidavit of Heirship, known 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.

Gilbert Jeffrey Lyons

Gilbert Jeffrey Lyons

STATE OF GEORGIA
COUNTY OF Cherokee

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Gilbert Jeffrey Lyons** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Marietta (City), Georgia, this 31st day of July, 2025.

Joanne Tedesco
Notary Public

My Commission Expires: 11-4-25

JOANNE TEDESCO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 04, 2025

Exhibit A

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 612, together with the Carport designated No. 612-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq. Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396 - 438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kenneth Lyons and wife, Arlene G. Lyons, by Warranty Deed from Robert H. Briggs and wife, Jone D. Briggs, dated November 28, 2000, of record in Instrument No. 20001207-0120690, Register's Office for Davidson County, Tennessee. Arlene G. Lyons died on February 6, 2017 leaving Kenneth Lyons as the surviving tenant. Kenneth Lyons died on January 18, 2020 leaving Gilbert Jeffrey Lyons and Sharon Joan Lyons as his sole heirs. See Affidavit of Heirship recorded simultaneously herewith.

Exhibit B

LAST WILL AND TESTAMENT
OF
KENNETH LYONS

I, Kenneth Lyons, of Alpharetta, Fulton County, Georgia, hereby make, publish and declare this to be my Last Will and Testament and revoke all previous wills and codicils made by me.

Section 1. Identification of Family

1.01 I am presently unmarried. I presently have two (2) children.

1.02 The names of my children now living are Gilbert Jeffrey Lyons of Marietta, Georgia and Sharon Joan Lyons of Nashville, Tennessee. All references in this will to my children shall mean these children and any other children subsequently born to or lawfully adopted by me. Any reference in this will to my issue shall mean my children and their issue. I now have no deceased children.

Section 2. Nomination of Personal Representative

2.01 I hereby nominate Gilbert Jeffrey Lyons to serve as my personal representative. Should this person be unable or unwilling at any time to serve as my personal representative, I nominate Tobi Lynn Lyons of Marietta, Georgia to serve as my personal representative.

2.02 I direct that my personal representative, and any successor thereto, be permitted to serve without bond in any jurisdiction and be relieved from the obligation of filing returns with the Court

Section 3. Specific and General Gifts

3.01 I give, devise and bequeath the sum of $28,000.00 to Gilbert Jeffrey Lyons to be used for educational purposes of my grandson Gavin Lyons. I desire that any amounts of this gift not utilized for said purpose to be split equally between Gilbert Jeffrey Lyons and Sharon Joan Lyons at the discretion of Gilbert Jeffrey Lyons.

Section 4. Residuary Devise

4.01 The balance of my residuary estate shall consist of all property or money owned by me at the time of my death and not otherwise effectively disposed of in this will, including all insurance proceeds or other death benefits that are payable to my estate but excluding any property over which I may have a power of appointment, less all valid claims asserted against my estate and all expenses incurred in administering my estate, including expenses of administering non-probate assets.

4.02 I give, devise, and bequeath the balance of my residuary estate in equal shares to my surviving children and by representation to the surviving issue, if any, of my children who fail to survive me.

4.03 If all of my children and their issue fail to survive me, I direct that the balance of my residuary estate be distributed to those persons who would have received my personal property had I died intestate domiciled in the state of Georgia, in the shares and amounts provided for under the laws of that state in effect on the date of my death.

Section 5. Powers of Personal Representative

5.01 My personal representative, and any successor thereto, shall have all of the powers granted to personal representatives and fiduciaries under the probate code and other applicable laws of the state of Georgia, including the power to execute any joint or individual tax return on my behalf or on behalf of my estate.

5.02 My personal representative shall be entitled to reasonable compensation for services actually performed and to reimbursement of expenses properly incurred.

5.03 My personal representative shall have, in addition to any other powers, the power to invest, reinvest, sell, mortgage, lease or otherwise transfer or dispose of any part or all of my estate, without the necessity of obtaining prior or subsequent court approval.

5.04 My personal representative may make distributions either in cash or in kind. Distributions in kind may be made at the discretion of my personal representative. My personal representative may make any distributions under this will either (1) directly to the beneficiary, (2) in any form allowed by applicable state law for gifts or transfers to minors or persons under disability, (3) to the beneficiary's guardian, conservator, or caregiver for the benefit of the beneficiary, or (4) by direct payment of the beneficiary's expenses.

Section 6. Construction and Definitions

The following rules and definitions shall apply in the construction of this instrument and in the administration of my estate:

6.01 Any reference to "child," "children," or "issue," shall be construed as including all persons who are descended from the person referred to under the intestacy laws of the state of Georgia, as those laws exist on the date of my death. An adopted child or issue shall be considered as descended from the person referred to only if such child or issue was adopted prior to age 18. A child in gestation who is later born alive shall be considered as a living child throughout the period of gestation. The term "issue" includes "child."

6.02 When an interest is given to the issue of a deceased person, distributions shall be made by representation whereunder the issue of the deceased person take and share equally the share of the estate that would have been taken by deceased person if he or she were alive.

6.03 Any reference to my "personal representative" in whatever form refers to the person, persons, or institution then acting as the personal representative of my estate.

6.04 If any devisee or other beneficiary under this will dies within three (3) days after my death or under such circumstances where there is insufficient evidence in the judgment of my personal representative to determine whether such person has died within three (3) days after my death, the devisee or beneficiary shall be deemed to have failed to survive me.

6.05 All questions as to the validity and construction of this will shall be governed by the laws of the state of Georgia.

6.06 The term "estate and death taxes" shall mean all estate, inheritance, transfer, succession, or other taxes or duties payable by reason of my death, including interest and penalties thereon.

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Section 7. Payment of Taxes and Expenses

7.01 I direct my personal representative to pay the expenses of administering my estate, the expenses created by reason of my death, and all estate and death taxes payable with respect to property includable in my gross estate or taxable by reason of my death, whether or not such property is part of my probate estate and whether or not such taxes are payable by my estate or by the recipient of any such property. Such taxes and expenses should be paid out of my residuary estate without apportionment.

IN WITNESS WHEREOF, I hereby subscribe my name to this instrument this 23rd day of December, 2017.

Kenneth Lyons
KENNETH LYONS

202508010061247

The foregoing instrument, consisting of four (4) pages of which this is the last, was on the 23rd day of December, 2017 signed and published by Kenneth Lyons, the testator, and declared by the testator to be his Last Will and Testament in the presence of each of us, who, at the testator's request and in the testator's presence, and in the presence of each other now subscribe our names as witnesses.

VICTOR J. HARRISON

MICHELLE G. HARRISON

STATE OF GEORGIA

COUNTY OF DOUGLAS

We, Kenneth Lyons, Victor J. Harrison and Michelle G. Harrison, the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the testator signed and executed the instrument as his last will and that he had signed willingly and that he executed it as his free and voluntary act for the purposes therein expressed; and that each of the witnesses, in the presence and hearing of the testator, signed the will as witness and that to the best of his or her knowledge the testator and the witnesses were at the time 18 or more years of age, of sound mind and under no constraint or undue influence.

KENNETH LYONS

VICTOR J. HARRISON

MICHELLE G. HARRISON

Subscribed, sworn to and acknowledged before me by Kenneth Lyons, the testator, and subscribed and sworn to before me by Victor J. Harrison and Michelle G. Harrison, witnesses, this 23rd day of December, 2017.

Notary Public

KEITH O WILLIAMS
Notary Public - State of Georgia
Dekalb County
My Commission Expires Jan 16, 2020

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Certificate of Authenticity

I, Alicia Hamilton, 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

7/28/25 & 7/31/25
Date

Affiant Signature

8/1/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Aug, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON