PREPARED BY:

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Karen Johnson Davidson County
Batch# 1316418 AFFIDAVITH
08/29/2025 07:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250829-0069193

New Owner Address:
Jeremy Robert Ellis, William Vaughn Ellis II, Melissa Anne Lester, and Micah Gabriel Vigeant
7430 Huntwick Trail
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
Map 127-00-0 Parcel 162-00

AFFIDAVIT OF HEIRSHIP

The undersigned affiant, **Kristi Michelle Berry**, after being duly sworn according to law and being of lawful age and resident of Lyon County, Eddyville, Kentucky, pursuant to T.C.A. § 30-2-712, hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 7430 Huntwick Trail, Nashville, TN 37221 (the "Property"), which is more particularly described on the attached Exhibit A.

2. Karen Marie Vigeant ("Decedent") died on January 30, 2024, without leaving a last will and testament. Decedent's intestate estate is being duly administered in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 25P1102.

3. I, Kristi Michelle Berry, have known Decedent since 2014.

4. Decedent is survived by her children, Jeremy Robert Ellis, William Vaughn Ellis II, Melissa Anne Lester, and Micah Gabriel Vigeant. Pursuant to T.C.A. § 31-2-104, Jeremy Robert Ellis, William Vaughn Ellis II, Melissa Anne Lester, and Micah Gabriel Vigeant are Decedent's heirs-at-law.

5. Pursuant to T.C.A. § 31-2-103, upon Decedent's death all right, title, and interest of Decedent to the Property immediately vested by intestate succession to Jeremy Robert Ellis, William Vaughn Ellis II, Melissa Anne Lester, and Micah Gabriel Vigeant, as tenants-in-common.

6. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

[Signature page to follow.]

WITNESS my hand on this day, May 22, 2025.

Kristi Michelle Berry
KRISTI MICHELLE BERRY

STATE OF Kentucky)
COUNTY OF Lyon)

Kristi Michelle Berry, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on May 22, 2025.

Robin Gray KYNP19732
Notary Public

My Commission Expires: 1-14-29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Huntwick Estates, Section Two, of record in Book 4860, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Michael A. Vigeant and Karen Marie Vigeant, husband and wife from Stephanie Cox, unmarried, by deed of record in Instrument No. 20150415-0033165, Register's Office for Davidson County, Tennessee. Michael A. Vigeant having subsequently died January 28, 2023, and Karen Marie Vigeant having become the sole owner through rights of survivorship.

This is improved property commonly known as 7430 Huntwick Trail, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 May 22 2025.

Affiant Signature

8/28/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 28, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

