Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

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Prepared by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, TN 37072

AFFIDAVIT OF HEIRSHIP OF KAREN J. NIKOLAI

STATE OF WISCONSIN)
COUNTY OF OUTAGAMIE)

The undersigned **BESSIE L. WISKOW**, being duly sworn, affirms and states upon penalty of perjury the following:

I am an adult resident of Appleton, Wisconsin and an aunt to Karen J. Nikolai. I have known Karen all of her life. Being an aunt, I am not an heir of hers.

Karen J. Nikolai died on or about August 10, 2025. She was divorced and remained unmarried at the time of her passing. She had no children during his life. She left no will of which I am aware.

Both of Karen's parents, Joseph W Nikolai and Helen Wiskow, died before she did. She had five siblings, all of whom survived her and are living adults: Jerome Nikolai, Patricia Lytwyn, Genevieve L. Helke, Karla Accurso, and Mary Jo Wisniewski.

Further affiant saith not.

Bessie L. Wiskow
Bessie L. Wiskow

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bessie L. Wiskow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who, being duly sworn, verified that the things set out herein are true to the best of her knowledge, information and belief, and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on October 30, 2025.

JENNIFER OLBRANTZ NOTARY PUBLIC STATE OF WISCONSIN

03/20/2026
Commission Expires

Notary Public

Karen Johnson
Batch # 1346315
11/14/2025 10:46:11 AM
Fees $12.00 Taxes $0.00

Davidson County
AFFIDAVITH
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