Karen Johnson
Batch # 1355761
12/09/2025 10 38 40 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVITH
2 pgs

20251209-0097827

This instrument prepared by Bankers Title and Escrow Co
3310 West End Avenue #540
Nashville, TN 37203

AFFIDAVIT

Joan Marie Laughlin Jeannette, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1 That the Affiant is known as: Joan Marie Laughlin Jeannette, a resident of Davidson County, Tennessee.

That Affiant personally knew Michael Francis Kilbane, deceased, hereinafter referred to as Decedent. With respect to his Estate, affiant is a disinterested party, has no relationship of consanguinity with Decedent, and has personal knowledge of the Decedent by reason of the following.

I have known Michael Francis Kilbane since 1982. Michael's sister, Kathleen Marie Kilbane Brennan, and I we college classmates at Vanderbilt University. We have remained close friends ever since, and I have become well acquainted with the Kilbane family ever since. I have attended many family functions of the family of Michael Francis Kilbane, since college days, including weddings, funerals, and numerous family outings. I know his parents and siblings.

2 That Affiant knows that at his date of death, the said Michael Francis Kilbane had an ownership interest in the following described real estate in Davidson County:

Condominium unit being located at 8936 Sawyer Brown Road in Nashville, TN.

4. That Michael Francis Kilbane died on May 26, 2025, and was at the time a resident of Davidson County, Tennessee, and was not married at the time of his death.

5. Decedent did not leave a Last Will and Testament, to the best of my knowledge, information, and belief.

6 That Michael Francis Kilbane had no children who survived him. He had no live-born children and no adopted children. The mother of Michael Francis Kilbane, Jean M. Kilbane, died on July 25, 2010. Michael Francis Kilbane is survived by his father, Martin J. Kilbane, who is his sole heir-at-law.

8. That there have been no known unresolved claims made against the Decedent or his Estate.

9 . Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow - and other title companies - for the issuing of title insurance policies covering the property described herein.

Dated this 10 day of December, 2025.

Joan Marie Laughlin Jeannette

State of Tennessee)
County of Davidson)

Sworn to or subscribed before me this 10th day of December, 2025.

Notary my commission expires: 09-05-28

Husioen Yonis
State of Tennessee Notary Public
County of Davidson

STATE OF Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Marie Laughlin Jeannette, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2025.

Notary Public My Commission Expires: 09-05-28

Husioen Yonis
State of Tennessee Notary Public
County of Davidson