Karen Johnson Davidson County
Batch# 1373222 AFFIDAVITH
01/29/2026 08:39:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260129-0006159

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	The actual consideration for this transfer is: $0.00. Maria Green AFFIANT Subscribed and sworn to before me, this 10 day of DECEMBER, 2025. Jessica Ann Gregg NOTARY PUBLIC My Commission Expires: 01/04/27
An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.	

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelley Kornguth, et al. 440 Thunderbird Court Nashville, Tennessee 37209	New Owner	09016028200 (440 Thunderbird) 09016028100 (441 Thunderbird) 10215009500 (813 Brook Hollow) 10304036100 (4114 Nebraska) 09116027500 (4205 Dakota) 09116027600 (4207 Dakota) 09116025100 (4307 Nevada)

AFFIDAVIT OF HEIRSHIP

1. My name is Holley L. Chandler ("Affiant"). I currently reside in Sumner County, State of Tennessee. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. Helen Suzanne Kornguth a/ka Suzanne Kornguth (hereinafter the "Decedent") was my Friend, and I knew her for approximately 13 years.

3. Decedent died intestate on February 28, 2025, as a resident of Davidson County, Tennessee. Her Death Certificate is attached hereto as **Exhibit 1**. Decedent was a widow, with her spouse, James Kevin Kornguth, predeceasing the Decedent on November 26, 1994. A copy of James Kornguth's Death Certificate is attached hereto as **Exhibit 2**. The Decedent is survived by two (2) daughters, Serena Stark and Kelly Kornguth.

4. To my knowledge, no estate has been opened for the Decedent.

5. At the time of her passing, Decedent had an ownership interest in the following properties located in Davidson County, Tennessee:

a. 440 Thunderbird Court, Nashville, Tennessee 37209
b. 441 Thunderbird Court, Nashville, Tennessee 37209
c. 813 Brook Hollow Road, Nashville, Tennessee 37205
d. 4114 Nebraska Avenue, Nashville, Tennessee 37209
e. 4205 Dakota Avenue, Nashville, Tennessee 37209
f. 4207 Dakota Avenue Nashville, Tennessee 37209
g. 4307 Nevada Avenue, Nashville, Tennessee 37209

440 Thunderbird Court, Nashville, Tennessee 37209. 440 Thunderbird Court is more fully and particularly described as follows:

Being Lot No. 542 on the Map of Charlotte Park Subdivision, Section 8, as of record in Book 2900, Page 46.

Said Lot No. 542 fronts 56.2 feet on the southeasterly side of Thunderbird Court and extends back 130 feet on the northeasterly line and 135,.7 feet on the westerly line, to a dead line in the rear on which it measures 198 feet.

Being the same property conveyed to Jesse Murray Harris, Jr. by deed from H.B. Sheets and wife, as of record in Book 3132, Page 566.

Being the same property conveyed to Ashby V. Oakley and wife, Nina B. Oakley, by Warranty Deed from Jesse Murray Harris, Jr, unmarried, of record in Book 4221, Page 592, said register's office. Nina B. Oakley, widow, having since passed testate as a resident of Davidson County, Tennessee bequeathing her interest in the aforementioned property to Suzanne Kornguth. The last will and testament of Nina B. Oakley is of record as instrument number 20260123-0005883, Davidson County Register's Office.

441 Thunderbird Court, Nashville, Tennessee 37209. 441 Thunderbird Court is more fully and particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 543 on the Plan of Charlotte Park, Section 8, of record in Book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the southerly margin of Thunderbird Court, common corner of Lots 542 and 543; thence with the line between said two lots, southerly

135.7 feet to an iron pin; thence southwesterly 83.0 feet to a concrete monument; thence northwest4rly 117.6 feet to a concrete monument; thence with the line between Lots 543 and 545, northerly 80.0 feet to a concrete monument; thence with the line between Lots 543 and 544, northeasterly 107.0 feet to a point in the southerly side of Thunderbird Court; thence with the margin of said Court southeasterly 40.6 feet to the point of beginning.

Being the same property conveyed to James A. Kirtland by deed from Dorothy J. Willhite, a widow, of record in Book 10356, page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043824, said register's office.

813 Brook Hollow Road, Nashville, Tennessee 37205. 813 Brook Hollow Road is more fully and particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 192 on the Plan of Horton Heights, Section "C," as of record in Book 2133, page 659, Register's Office for said County.

Said Lot No. 192 fronts 118 feet on the westerly side of Brook Hollow Road and runs back 336.4 feet on the northerly line and 430.9 feet on the southerly line to a dead line measuring 151.4 feet thereon.

Being the same property conveyed to James A. Kirtland by deed from Norma Ann Fleming Wright of record No. 20050929-0116856 in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043825, said register's office.

4114 Nebraska Avenue, Nashville, Tennessee 37209. 4114 Nebraska Avenue is more fully and particularly described as follows:

Being the westerly half of Lot No. 65 on the Plan of West End Annex, and of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 65 fronts 158.3 feet on 42nd Avenue North and runs back between parallel lines a distance of 50 feet to a dead line measuring 158.3 feet thereon.

Being the same property conveyed to James A. Kirtland by Aileen A. Roland of record in Book 8175, Page 410, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043826, said register's office.

4205 Dakota Avenue Nashville, Tennessee 37209. 4205 Dakota Avenue is more fully and particularly described as follows:

Being the westerly 1 foot of Lot No. 104 and all of Lot No. 106 of Block No. 5 on the Map of Charlotte Park Company's First Addition to West Nashville as of record in Book 57, page 103, Register's Office for said County.

Being part of Lot No. 104 and Lot No. 106 front together 51 feet n the southerly side of Dakota, formerly 4th Avenue, and run back between parallel lines 150 feet to an alely.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043829, said register's office.

4207 Dakota Avenue, Nashville, Tennessee 37209. 4207 Dakota Avenue is more fully and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 of Block No. 5 on the Map of Charlotte Park Company's First Addition to West Nashville, Tennessee; of record in Book 57, page 103, Register's Office for said county, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to a James A. Kirtland by deed from Gertrude J. Glass, a widow, of record in Book 5670, page 3, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043823, said register's office.

4307 Nevada Avenue, Nashville, Tennessee 37209. 4307 Nevada Avenue is more

fully and particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 208 of Block No. 10, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 208 fronts 50 feet on the southerly side of Nevada Avenue, formerly 3rd Avenue and extends back between parallel line 150 feet to an alley.

Being the same property conveyed to James Kirtland by Clayton Earl King and wife, Wanda King of record in Book 9423, page 766, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Kornguth by Executor's Quitclaim Deed from Suzanne Kornguth, as Executor of the Estate of James Andrew Kirtland, of record in Instrument No. 20100607-0043827, said register's office.

Pursuant to Tenn. Code Ann. §31-2-103, any interest owned by the Decedent vested in fee simple absolute in the Decedent's daughters in the following shares:

Kelley Kornguth	**50.00%**
Serena Stark	**50.00%**

<Affiant's signature and Notary acknowledgement appear on the following page.>

FURTHER AFFIANT SAYETH NOT.

SWORN this 10 day of DECEMBER 2025.

Holly S. Chandler

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY CHANDLER, the within named Affiant, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she or he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 10 day of DECEMBER 2025.

Jessica Ann Clegg

NOTARY PUBLIC

My commission expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Certificate of Authenticity

I, Adam Barber, 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 12/10/2025.

Date

Affiant Signature

1/23/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 20 26.

Notary's Signature

My Commission Expires: 10-4-2027

Date

Notary's Seal (if on paper)

