This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: T-C-26-403X

Karen Johnson Davidson County
Batch# 1417214 AFFIDAVITH
05/07/2026 07:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0040979

AFFIDAVIT OF HEIRSHIP

I, **Gion Scott Biggs**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 1247 Lent Lane Ashland City, TN 37015

2. That Affiant knew **Margaret Biggs**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 65 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 403 General George Patton Road, Nashville, Tennessee 37221

4. That Decedent died on October 29, 2025, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died Intestate.

6. That Decedent was survived by the following persons:

   Surviving Spouse: None

   Surviving Children (adopted, natural born, legitimate or illegitimate): GION SCOTT BIGGS, KENNETH A BIGGS JR, CARLISA ELMI, and JANETTA S BIGGS.

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

FURTHER AFFIANT SAITH NOT.

M. Scott Biggs

Gion Scott Biggs

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Gion Scott Biggs**, 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.

WITNESS my hand and official seal this the 6 day of May 2026.

Notary Public

My Commission expires: 02-05-30

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 May 6, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date May 6, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 6th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

