Karen Johnson
Batch # 1420035
05/14/2026 08:27:12 AM
Fees: $22.00 Taxes: $0.00
Davidson County
AFFIDAVITH
4 pgs
20260514-0043292

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
CORINNE LEIDHECKER
2119 CRYSTAL DRIVE
NASHVILLE, TN 37210

SEND TAX NOTICES TO:
CORINNE LEIDHECKER
2119 CRYSTAL DRIVE
NASHVILLE, TN 37210

MAP & PARCEL ID:
095 140 038.00

LEGAL REFERENCE #:

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF Florida

COUNTY OF Broward

On this 5th day of May, 2026, before me personally appeared Kevin Gift, ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of Christopher Leidhecker, ("Decedent") deceased. The Affiant makes oath as follows:

1. My full name is Kevin Gift Jr. ("Affiant").

2. I reside at 2550 Bethwood Drive Nashville, TN 37207.

3. I have personal knowledge of the matters stated in this Affidavit.

4. Facts concerning my relationship to Christopher Leidhecker ("Decedent") are:
Chris Leidhecker was my best friend.

5. The Decedent died in Nashville, Davidson County, Tennessee on March 4, 2026.

6. Corinne Leidhecker was the Decedent's surviving spouse.

7. The Decedent had no biological or adopted children and no descendants of deceased children or adopted children.

8. The real property to which this Affidavit applies is located at 2119 Crystal Drive, Nashville County, Tennessee and is more fully described as:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Elm Hill Acres, Section 1 of record in Plat Book 2331, Pages 67 & 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Said Lot No. 78 fronts 80.0 feet on the southerly margin of Crystal Drive and extends back 226.9 feet on the broken westerly line and 225.0 feet on the easterly line to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to William E. Ramirez-Larreynaga, unmarried, by deed of record in Instrument No. 20031112-0165444, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christoper R. Leidhecker and Corinne J. Leidhecker, husband and wife, and Robert D. Leidhecker and Aegina H. Leidhecker, husband and wife, from William E. Ramirez-Larreynaga, unmarried, by Warranty Deed in Instrument No. 20160525-0052399, Register's Office for Davidson County, Tennessee.

This is improved property known as 2119 Crystal Drive, Nashville, TN 37210.

9. At the time of Decedent's death, the Decedent resided at 2119 Crystal Drive, Nashville, TN 37210, Davidson County, Tennessee.

10. The Decedent did not leave a Last Will and Testament.

11. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

12. Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Signed this 5th day of May, 2026.

Kevin Gift
Affiant

Sworn to and subscribed before me by Kevin Gift, ("Affiant") on this 5th day of May, 2026.

GEORGE DE PENA
Notary Public - State of Florida
Commission # HH593235
Expires on September 15, 2028

George De Pena
Notary Public

My Commission expires: 09/15/2028

Notarized remotely online using communication technology via Proof. ID PROVIDED: DRIVER LICENSE

Individual Notary Acknowledgement

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Gift, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 5th date of May, **2026.**

George Depena
Notary Public George De Pena

My Commission Expires: 09/15/2028

GEORGE DE PENA
Notary Public - State of Florida
Commission # HH593235
Expires on September 15, 2028

Notarized remotely online using communication technology via Proof. ID PROVIDED: DRIVER LICENSE

Certificate of Authenticity

I, Dorielle M. Beaty, 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 5/5/2026.

Date

Dorielle Beaty
Affiant Signature

5/5/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of May, 2026.

Valeria Montanez
Notary's Signature

My Commission Expires: 1/22/2029
Date

Notary's Seal (if on paper)

