This Instrument Prepared By and Return To:
Samuel R. Rule, Esq.
Patrick, Beard, Schulman & Jacoway, P.C.
537 Market Street, Suite 300
Chattanooga, Tennessee 37402

Karen Johnson Davidson County
Batch# 1434853 AFFIDAVITH
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20260616-0054625

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned affiants, being over the age of eighteen (18) years, Heather Nilan a resident of Sumner County, Tennessee, Jennifer Ruby a resident of Sumner County, and Russella Elrod a resident of Sumner County, (collectively, the "**Affiants**"), both being first duly sworn, depose and state as follows:

1. The Affiants are of lawful age and are fully competent to make this affidavit.

2. That we are well acquainted with Dennis O. Nilan Sr. and Christine Janet Campbell Nilan (collectively, the "**Decedents**").

3. That Dennis O. Nilan Sr. was born approximately in 1944 and died on or about August 26, 2008. At the time of his death, he was married to Christine Janet Campbell Nilan.

4. That Christine Janet Campbell Nilan was born on November 15, 1944, and died on or about December 7, 2020. Christine Janet Campbell Nilan was the surviving spouse of Dennis O. Nilan Sr. and was unmarried at the time of her death.

5. That Dennis O. Nilan Sr. and Christine Janet Campbell Nilan were husband and wife and had three (3) children, and only three (3) children, namely:

i. Dennis O. Nilan II, born June 2, 1971, deceased May 30, 2011;
ii. Kimberly Tinnin, who is living; and
iii. Lura Battle, who is living.

6. That neither Dennis O. Nilan Sr. nor Christine Janet Campbell Nilan had any other children born to them or adopted by them other than those identified herein.

7. That Dennis O. Nilan II was unmarried at the time of his death and was survived by one (1) child, namely Heather Nilan, who is living.

8. That no other children were born to or adopted by Dennis O. Nilan II, and Heather Nilan is his sole issue.

9. That the foregoing persons constitute the complete family tree relevant to the descent and distribution of any real property owned by Dennis O. Nilan Sr. and/or Christine Janet Campbell Nilan.

10. This Affidavit of Heirship is executed and intended for the express purpose of conforming to the provisions of Tennessee Code Annotated § 30-2-712. The undersigned acknowledge that they have executed this affidavit of their own free will and will be subject to any penalty described in Tennessee Code Annotated § 30-2-712 if they knowingly make any false statements herein.

11. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

12. That this Affidavit of Heirship may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

13. Further Affiants sayeth not.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be executed on the date set forth herein below.

Heather Nilan, Heir-Affiant

Jennifer Ruby, Affiant

Russella Elrod, Affiant

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public, in and for said state, the within named Affiants, HEATHER NILAN, JENNIFER RUBY, **and** RUSSELLA ELROD, **with whom I am personally acquainted or who have proven their identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal this 18th **day of** JUNE, **2026.**

NOTARY PUBLIC
My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Tennessee Certification of Electronic Document

I, Mae Atherton, 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 6/16/2026 (date of document).

Affiant Signature

6/16/2026
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 16 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/22/29

NOTARY'S SEAL

KAITLYN PIFER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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