Karen Johnson
Batch # 1447275
07/15/2026 09:45:00 AM
Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20260715-0063917

This Instrument was prepared by:
Marshall & Associates, PLLC.
10574 Lebanon Road
Mt. Juliet, TN 37122
(615) 885-4335

AFFIDAVIT OF HEIRSHIP

Comes now the Affiant, Peggy Morgan, being first duly sworn according to law, and being of lawful age and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. My name is Peggy Morgan. I reside at 315 Crockett Court, LaVergne, Tennessee, 37086.
2. Don L. Hans (the "decedent") died on January 13, 2025.
3. I was personally acquainted with the decedent for over twenty-five (25) years as his friend. I have personal knowledge of his family and property. I have no vested interest in any property owned by decedent or the Estate of Don L. Hans.
4. The decedent died with a surviving spouse, Andrea C. Hans.
5. The decedent died leaving three children and issue, Annette Ziesch, David Hans, and Brenda Thomas. The decedent never adopted any other child or children.
6. The decedent died intestate.
7. At the time of his death, the decedent owned real property, a house and lot, located at 590 Moss Landing Drive, Antioch, Tennessee, 37013, and being more particularly described in Instrument Number 20080513-0049198 of record, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
8. This affidavit will confirm the vesting of title to the real property located at 590 Moss Landing Drive, Antioch, Tennessee, 37013 after the death of Don L. Hans as follows: Andrea C. Hans, a one-third (1/3) undivided interest, Annette Ziesch, a twenty-two and twenty-two hundredths percent (22.22%) undivided interest, David Hans, a twenty-two and twenty-two hundredths percent (22.22%) undivided interest, and Brenda Thomas, a twenty-two and twenty-two hundredths percent (22.22%) undivided interest, as tenants-in-

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common.

9. That all persons above named are at least eighteen (18) years of age.

10. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that his execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

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

Further, Affiant sayeth not.

Peggy Morgan
PEGGY MORGAN

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Subscribed and Sworn to before me this 8th day of July, 2026.

Notary Public
My Commission Expires: 03/06/2027

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared the within named Affiant, Peggy Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing affidavit/document are true of Affiant's own knowledge.

Witness my hand and official seal at Wilson County, Tennessee this 8 day of July, 2026.

(seal)

CHELSEA N HASLAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Chelsea N Haslam
NOTARY PUBLIC

My Commission Expires: 03/06/2027