

2 Residencies - Pritchards - 329 - 1st Edition
2 Wills - Pritchards - 258 - 7th Edition
OFTEN USED STATUTES

Adm. Ad Litem
30-1-109

Absentees' Estates (UAEDAPL)	30-3-101 thru 30-3-114
*Accountings - decedents' estates	30-2-601
Acts of Congress	28 USC 1738, 1739 & 32-5-107
Adoption - Disclosure of Records	36-1-131 & 36-1-141
Adult Protective Act	71-6-101 to -119
Advancements	31-5-101
Advances for Property Maintenance Expenses	30-2-323
*Affidavit of Witnesses to Will	32-2-110
Anti-lapse statute <i>Death of Devisee</i>	32-3-105
Application for Letters (Petition Required)	30-1-117
Bank may pay \$10,000 to Spouse, Executor, Creditor	45-2-708
Bank Privacy Act (subpoenas)	45-10-101 to -118
Bond, Decedents' Estates	30-1-201 & 35-50-107 - non-resident
Change of Name and Correction of Errors	29-8-101
Charitable Beneficiaries Act (Cy Pres doctrine)	35-13-101 to -113
Claims Against Estate - Filing	30-2-306 to -311
Claims Against Estate - Payment	30-2-317, 319
Claims - Jury Trial on Demand	30-2-313
Claims Under \$1000 - Waiver of Filing	30-2-311
Closing Estates - Final Accountings	30-2-601
Conservatorships	34-11-101 to 131; 34-13-101 to 109
Contempt of Court	29-9-101 to 105
Contest of Will	32-4-101 to 109
Contest of Will - Contestant's Bond	32-4-101
Continuance of Business (9 months)	30-2-322
> Correction of Records	29-8-101 to 105
> Cy Pres Doctrine (Charitable Beneficiaries Act)	35-13-101 to 113
Dead Man's Statute	24-1-203
Deaf Persons, Interpreters' Oath	24-1-103
Death of Class Member Before Time of Enjoyment (Anti-lapse)	32-3-105
Declaratory Judgments (Fiduciaries)	29-14-105
Descent & Distribution (intestate succession)	31-2-104
Disclaimer	31-1-103
Distribution of Balance of Estate	30-2-701 to 703; 30-2-706 to 707
Divorce as Affecting Rights	31-1-102
Durable Power of Attorney	34-6-101 to 109
Elective Share	31-4-101 to 105
Emancipation	16-11-109 & 29-31-101
Employers & Creditors May Pay \$10,000	30-2-103
Escheat	31-6-101; 31-6-107
Exception to Accounting	30-2-607
Exceptions to Claims	30-2-314
Execution of Wills	32-1-101 thru 32-1-112
Exempt Property	30-2-101
Felonious Killing, Forfeiture of inheritance	31-1-106
Filing Claims Against Estate - 4 months	30-2-306 to 307
Financial Records Privacy Act	45-10-101 to 118; 30-2-307
Foreign Wills, Execution and Recording	32-1-107 & 32-5-101 to 110
Fraudulent Conveyance to Defeat Spouse's Share	31-1-105
Gift to Minor's Act (TUTMA)	35-7-201 to 226
Guardianships	34-11-101 to 131; 34-12-101 to 106
Holographic Wills	32-1-105 & 32-1-110
Homestead	30-2-201 & 26-2-301;
	Tenn. Const. art. XI, §11
	67-8-423
	29-1-101 & TRCP 65
← Inheritance Transfer Taxes (Liability of Executor, etc.)	
Injunctions	

*Affidavit
in lieu of
Using a Return
7-8-409

Creditor to Qualify 30-1-106
30-1-303

OVER

The deceased died owning the following real estate: A tract of Real property located at _____
_____, _____ County, Tennessee, with an approximate value of _____. Source of Title: Deed Book _____ page _____, Register's office of _____ County, Tennessee. Tax Map _____, parcel _____. This real property will pass to the heirs at law of the decedent pursuant to Tennessee Code Annotated Section 31-2-103 and 31-2-104.

Merry B. Sigmon
Clerk & Master
Giles Chancery Court

Telephone
931/363-2620
Fax 931/363-2106



The Giles County Courthouse

Giles County Chancery Court

P.O. Box 678 • Pulaski, TN 38478

DATE: _____
NAME & ADDRESS OF
PURCHASER: _____

IN RE: PROPERTY PURCHASED AT TAX SALE:

MAP _____ GROUP _____ PARCEL _____
TAX CASE NO. _____ DATE OF TAX SALE: _____
AMOUNT PAID TO REDEEM (INCLUDING 10% INTEREST
\$ _____
DATE OF PAYMENT _____

Dear _____:

Please be informed that money has been paid into this office to redeem the above property. If you wish to pick up the money, contact this office.

If, however, you wish to contest the redemption or if you wish to apply to the court for money you have expended to preserve this property, you have a right to do so within 30 days from the date of payment. Enclosed is a copy of the particular code section which sets forth your rights in this regard.

In the event you do not file a timely motion, an Order of Redemption will be entered. You will then be entitled to the money paid to redeem and no longer have an interest in the property.

MERRY B. SIGMON, CLERK & MASTER

CERTIFIED MAIL

IN THE CHANCERY COURT FOR
GILES COUNTY, TENNESSEE

PLAINTIFF

VS

NO. _____

DEFENDANT

ORDER OF CONTINUANCE

This cause came on to be heard on the ____ day of _____, 2009, before the Hon. _____, Judge, wherein Plf/Deft atty or both requests a continuance of the hearing date in the above styled matter.

IT IS, THEREFORE, ORDERED that this case shall be continued until specific date or agreed upon.

ENTER: This _____ day of _____, 2011.

JUDGE

CERTIFICATE OF SERVICE

I hereby certify that I have hand delivered or mailed a copy of this Order to the attorneys and/or parties in this matter, this ____ day of _____, 2011:

CLERK & MASTER/DEPUTY CLERK

DELINQUENT TAX SALE REDEMPTION WORKSHEET

GILES COUNTY, TENNESSEE AND)
JO ANN TOWNSEND, TRUSTEE OF)
GILES COUNTY, TENNESSEE,)
PLAINTIFFS)

VS

No. 2867

DELINQUENT TAXPAYERS AS SHOWN)
ON THE 2002 REAL PROPERTY TAX)
LIST FOR GILES COUNTY,)
TENNESSEE,)
DEFENDANTS)

REDEMPTION DATE: _____

BID AMOUNT: _____

X 10% _____

DIVIDED BY 365 DAYS _____

X NO DAYS SINCE SALE _____

AMOUNT OF INTEREST DUE \$ _____

REDEMPTION COSTS \$ _____

TAX AMOUNT \$ _____

INTEREST \$ _____

AMOUNT DUE TO REDEEM \$ _____

OTHER TAXES DUE \$ _____

GRAND TOTAL DUE \$ _____

ADOPTIONS

Case of completely unknown father:

Need an Affidavit from the biological mother explaining why and identify and whereabouts of the father is unknown.

In Petition, the style will be:

Petitioners (Adopting parents)

Vs.

Unknown Biological Father of _____ (child's name)

Put in petition that reasons the biological mother does not know identify and whereabouts of biological father-That there is no claim to paternity by the father- that the biological father has not standing in this case-That service be waived by the Court.

New law effective April, 2010 T.C.A. 37-1-117

PURCHASER INFORMATION FORM
GILES COUNTY, TENNESSEE

GILES COUNTY, TENNESSEE, and)
Jo Ann Townsend, Trustee of)
Giles County,)

VERSUS)

NO. 2183

THE FOLLOWING DELINQUENT)
TAXPAYERS AS SHOWN ON THE)
2003 REAL PROPERTY DELINQUENT)
TAX RECORDS OF GILES COUNTY,)
TENNESSEE)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER _____

MAP _____ PARCEL _____

GROUP _____ SPECIAL INTEREST _____

PROPERTY OWNER _____

TAX AMOUNT _____ BID AMOUNT _____

I hereby acknowledge receiving a copy of TCA Code 67-5-2701 and 67-5-2706 regarding delinquent property tax sales. I also understand the Clerk & Master makes no warranties or representations as to the description or status of title to the properties being sold in said tax sale. I further understand that it is the bidder's responsibility to have researched the title, legal description and to have physically examined the property being sold. Furthermore, I understand that no survey has been performed of the property being sold and that the Property Assessor's tax maps are not a guarantee of the property description or amount of acreage. I also understand that if I am a successful bidder and decide to make any improvements to the property I purchase, during the one-year redemption period, it is my sole responsibility to petition the court for reimbursements of said expenses. Neither the Clerk & Master nor the Tax Attorney will assist in petitioning the court for reimbursement.

DATE _____

BIDDER SIGNATURE _____

PROBATE INFORMATION SHEET

ESTATE OF: _____

ADDRESS: _____

DATE OF DEATH: _____

AGE: _____

PUBLICATION: _____

VALUE OF ESTATE: _____

AMOUNT OF BOND: _____

NAME & ADDRESS: _____

EXECUT() _____

ADMINISTRAT() _____

AFFIANT _____

DATE QUALIFIED: _____

ATTORNEY: _____

FINAL SETTLEMENT: _____

RECEIPT # : \$ PAID BY: _____

CASE #: _____

EXTRA LETTERS : _____

EXTRA PAGES OR COPIES: _____

WILL BOOK : PAGE: _____

This instrument prepared by:

Robert C. Henry
HENRY, HENRY & UNDERWOOD, P.C.
Attorneys at Law
P. O. BOX 458
119 S. FIRST STREET
Pulaski, TN 38478-0458

AFFIDAVIT OF HEIRSHIP & INDEMNITY

Personally appeared before me, _____,
a Notary Public in and for said state and county, _____, who,
being by me first duly sworn, deposed and said as follows:

1. That he or she, who is ____ years of age and under no disability, is the owner or part-owner to the property located at _____ [property address], being shown on Tax Map ____, Group ____, Parcel (herein "Property"), which was sold at tax sale as a result of the nonpayment of the Real Property Taxes for _____. That the Property owned by the undersigned is that property acquired by _____ by deed of record which is recorded in Deed Book ____, page ____, Register's Office for Giles County, TN.

2. That the last record owners of the Property were _____ (the "Delinquent Tax Payer").

3. That he or she was the _____ of _____ the deceased Delinquent Tax Payer who at the time of his/her death on _____ owned the Property. That _____ () children were born unto Delinquent Tax Payer, namely:

The children above-named were and are the only heirs of the Delinquent Tax Payer. No spouse or other children survived the Delinquent Tax Payer at the time of his death. **[IF SO, MODIFY]** No other child predeceased the Delinquent Tax Payer at the time of his/her death. **[IF SO, MODIFY]**

4. That all debts, taxes, claims, funeral and administrative expenses and prior legacies payable by the Delinquent Tax Payer have been paid or provided for; that this affidavit is made for the purpose of securing the transfer or delivery of the surplus funds after payment of all of the delinquent property taxes and expenses of sale have been paid (the "Surplus Funds").

5. The undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, make this Affidavit and Indemnity Agreement for the purpose of inducing the Giles

County Clerk & Master and the Delinquent Tax Attorney for Giles County, Tennessee, their employees, agents and assigns, to disburse the Surplus Funds from a tax sale, knowing that they will rely upon the truth of the statements herein made, and the undersigned expressly agrees to indemnify and hold them harmless from any and all loss incurred in the transaction and disbursement of funds arising from any inaccuracies contained herein. Such indemnification shall be from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur under or by reason of, or in consequence of, the Clerk and Delinquent Tax Attorney's reliance on this affidavit.

6. Affiant has supplied the Clerk & Master with a Form W-9 (verifying his/her SSN), driver's license, correct mailing address and phone number, and

AFFIANT:

Print Name: _____

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, _____,
a Notary Public of said County and State, _____,
with whom I am personally acquainted, and who acknowledged that he or she executed the within
instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____ 20____.

Notary Public

My Commission Expires: _____.

IN THE PROBATE COURT OF GILES COUNTY,
TENNESSEE

IN THE MATTER OF:

THE ESTATE OF KATHERLEEN MARKS, DECEASED

NO. P-654-11

OATH OF PERSONAL REPRESENTATIVE

WITH THE UNITED STATES AIR FORCE
AT RAFLAKENHEATH, SUFFOLK, ENGLAND

I, William L. Marks, do hereby solemnly swear or affirm that I will honestly and faithfully perform the duties of Personal Representative in the above referenced estate to the best of my ability and knowledge.

SO HELP ME GOD.

WILLIAM L. MARKS, ADMINISTRATOR
PSC 37 BOX 1231
APO AE 09459

Sworn to and subscribed before me, this _____ day of _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Divorce Documents Needed at time of Filing In Giles Chancery Court

For an uncontested Divorce meaning both parties are in agreement, the following documents will be needed:

-
- Complaint For Divorce- (The person Filing must sign in the presence of Notary)
 - Marital Dissolution Agreement-(Both Parties must sign in presence of Notary)
 - Final Decree Of Divorce- (Will be signed by Judge)

If underage Children are involved (under 18) the following additional documents will be needed:

- Permanent Parenting Plan
- Child Support Worksheet (Both of these documents will need to be signed in the presence of notary)
- Parenting Class Certificates can be acquired by either of the following:

Sharon Rush (931)468-0240

Kathy Smith (931)433-0182

Note-- There is a 60 Day waiting period from date filed if no children are involved and 90 days with children.

Divorce Costs:

With children -\$287.50

Without children-\$212.50

These forms can be downloaded from the internet at www.selegal.org

Southeast Tennessee Legal Services
29 Patten Parkway
Chattanooga, TN 37402