

This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080-0489
Telephone: (615) 876-2594
Fax: (615) 876-4292
Email: hmskiplaw@comcast.net
From paperwork provided by clients –
No Title examination requested.

NEW OWNERS:

Karen Wolgemuth
7628 Bidwell Road
Joelton, TN 37080

Map & Parcel No:
00800010000

SEND TAX NOTICE TO:

Karen Wolgemuth
7628 Bidwell Road
Joelton, TN 37080

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, Karen Wolgemuth, being first duly sworn according to law, and being of lawful age and residing for the past 30 or more years in Davidson Counties, State of Tennessee, 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. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Daryl Earl Pemberton died testate on 28 December 2016.

2. The decedent died without a surviving spouse. The decedent was married more than once during his lifetime. Each marriage was concluded by divorce.

3. The decedent died leaving two biological children: Randall Wayne Pemberton and Nicki Danielle (Pemberton) York. The decedent never gave birth or adopted any other child or children.

4. At the time of his death, the decedent owned a one hundred percent (100%) interest in the property described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being the same property conveyed to Daryl Earl Pemberton, by Deed from B. Donald Mitchell Jr., and wife, Frances Mitchell, of record in Book 8056, Page 465, Register's Office for Davidson County, Tennessee.

This is improved property located at 7628 Bidwell Road.

SUBJECT TO Government zoning, subdivision ordinances, regulations or easements in effect thereon.

REFERENCE is made to prior title recorded in Book 8056, Page 465, Register's Office for Davidson County, Tennessee.

5. The beneficiary, Karen Wolgemuth, received one hundred percent (100%) interest in the real estate described above by virtue of being the recipient of the real estate under the provisions of the decedent's Will, probated in the Seventh Circuit Court, Probate Division, of Davidson County, State of Tennessee, Case No. 17P-272. A copy of decedent's Last Will and Testament is attached hereto as Exhibit "C".

6. As evidenced by a Release from the Tennessee Bureau of TennCare attached hereto as Exhibit "D", the decedent never received any long term aid from the Bureau of Tenncare.

7. There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

8. This Affidavit will confirm the vesting of title to the real property located at 7628 Bidwell Road, Davidson County, Tennessee, after the death of Daryl Earl Pemberton, in Karen Wolgemuth.

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to the beneficiary.

Further, Affiants saith not.

Dated this 18th day of December, 2017.

Karen Wolgemuth

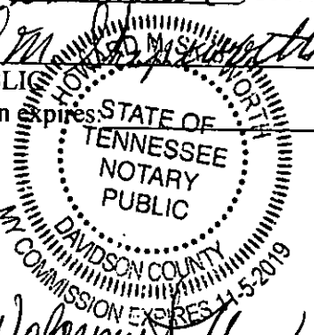
KAREN WOLGEMUTH, Personal Representative

SWORN TO AND SUBSCRIBED before me on this the 18th day of December, 2017.

Howard M. Skipworth

NOTARY PUBLIC

My Commission expires:



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Karen Wolgemuth

KAREN WOLGEMUTH,

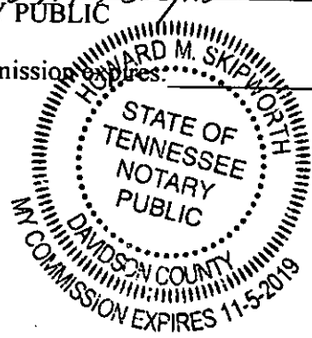
Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **KAREN WOLGEMUTH**, the within named beneficiary, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 18th day of December, 2017.

Howard M. Skipworth

NOTARY PUBLIC

My Commission expires:



NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH — STATE FILE NUMBER

DECEDENT

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix): Daryl Earl Pemberton
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): December 28, 2016
4. TIME OF DEATH (Approx.): 8:10 am
5a. AGE-Last Birthday (Years): 66
5b. UNDER 1 YEAR — Months / Days
5c. UNDER 1 DAY — Hours / Minutes
6. DATE OF BIRTH (Month, Day, Year): August 6, 1950
7. BIRTHPLACE (City and State or Foreign Country): Davidson County, TN

TYPE/PRINT IN PERMANENT BLACK INK

8a. PLACE OF DEATH (Check only one)
IF DEATH OCCURRED IN A HOSPITAL: ☐ Inpatient ☐ ER/Outpatient ☐ DOA
IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: ☐ Hospice facility ☐ Nursing home/Long term care facility ☒ Decedent's home ☐ Other residence ☐ Other (Specify)

8b. FACILITY NAME (If not institution, give street and number): 7628 Bidwell Road
8c. CITY OR TOWN: Joelton
8d. COUNTY OF DEATH: Davidson

9. MARITAL STATUS: ☐ Married ☐ Married, but separated ☐ Widowed ☒ Divorced ☐ Never married ☐ Unknown
10. SURVIVING SPOUSE (If wife, give name prior to first marriage)
11a. DECEDENT'S USUAL OCCUPATION: Craftsman
11b. KIND OF BUSINESS/INDUSTRY: Sales
12. SOCIAL SECURITY NUMBER: [redacted]
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
13b. COUNTY: Davidson
13c. CITY OR TOWN: Joelton
13d. STREET AND NUMBER: 7628 Bidwell Road
13e. INSIDE CITY LIMITS: ☒ Yes ☐ No
13f. ZIP CODE: 37080
14. WAS DECEDENT EVER IN US ARMED FORCES? ☒ Yes ☐ No

NAME OF DECEDENT (For use by Physician or Medical Examiner)

15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death)
☐ 8th grade or less
☐ 9th – 12th grade; no diploma
☒ High school graduate or GED completed
☐ Some college credit, but no degree
☐ Associate degree (e.g., AA, AS)
☐ Bachelor's degree (e.g., BA, AB, BS)
☐ Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA)
☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)
☐ Unknown

16. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino)
☒ No, not Spanish/Hispanic/Latino
☐ Yes, Mexican, Mexican American, Chicano
☐ Yes, Puerto Rican
☐ Yes, Cuban
☐ Yes, other Spanish/Hispanic/Latino (Specify)
☐ Unknown

17. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be)
☒ White
☐ Black or African American
☐ American Indian or Alaska Native (Name of the enrolled or principal tribe)
☐ Asian Indian
☐ Chinese
☐ Filipino
☐ Japanese
☐ Korean
☐ Vietnamese
☐ Other Asian (Specify)
☐ Native Hawaiian
☐ Guamanian or Chamorro
☐ Samoan
☐ Other Pacific Islander (Specify)
☐ Other (Specify)
☐ Unknown

PARENTS

18. FATHER'S NAME (First, Middle, Last): Earl H. Pemberton
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last): Betty Joyce Caldwell

20a. INFORMANT'S NAME: Karen Wolgemuth
20b. RELATIONSHIP TO DECEDENT: Caregiver
20c. MAILING ADDRESS (Street and Number, City, State, Zip Code): 7628 Bidwell Road Joelton, TN 37080

DISPOSITION

21a. METHOD OF DISPOSITION: ☐ Donation ☐ Entombment ☒ Burial ☐ Cremation ☐ Removal from State ☐ Other (Specify)
21b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place): Middle TN Veterans Cemetery
21c. LOCATION - City or Town and State: Pegram, TN

SUA

22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ Bobby Wayne Cook
22b. LICENSE NUMBER: 6870
22c. SIGNATURE OF EMBALMER: ▶ Bobby Wayne Cook
22d. LICENSE NUMBER: 6871
23a. NAME AND ADDRESS OF FUNERAL HOME: Anderson & Garrett Funeral Home 3501 Old Clarksville Pike Joelton, TN 37080
23b. LICENSE NUMBER OF FUNERAL HOME: 193

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ William R. Haynes DR
25. DATE FILED (Month, Day, Year): 1/4/2017

CERTIFIER

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

26. CERTIFIER (Check only one):
26a. ☒ PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated.
26b. ☐ MEDICAL EXAMINER - On the basis of examination, and/or investigation, in my opinion, death occurred at the date, and place, and due to the cause(s) and manner stated.

27a. SIGNATURE OF CERTIFIER: ▶ [signature] MD
27b. LICENSE NUMBER: 17891
27c. DATE SIGNED (Month, Day, Year): 1/3/17
27d. NAME AND ADDRESS: Robert Berkompas, M.D. 1718 Patterson Street, Nashville, TN 37203

MEDICAL CERTIFICATION

28. PART I. Enter the chain of events (diseases, injuries, or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line.
Approximate Interval: Onset to death

IMMEDIATE CAUSE (Final disease or condition resulting in death)
a. Lung Cancer
Due to (or as a consequence of)
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.
b.
Due to (or as a consequence of)
c.
Due to (or as a consequence of)
d.

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.

29a. WAS AN AUTOPSY PERFORMED? ☐ Yes ☒ No
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☐ No

30. MANNER OF DEATH: ☒ Natural ☐ Homicide ☐ Accident ☐ Pending Investigation ☐ Suicide ☐ Could not be determined
31. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☒ Probably ☐ No ☐ Unknown
32. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year

33. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify)
34a. DATE OF INJURY (Month, Day, Year)
34b. TIME OF INJURY
34c. INJURY AT WORK? ☐ Yes ☐ No
34d. PLACE OF INJURY - at home, farm, street, factory, office, building, etc. (Specify)
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY (Street and Number, City or Town, State)

PH-1559 (Rev. 10/2011) RDA 1399

08986503

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

JAN 04 2017

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Lori B. Ferranti, PhD, MSN, MBA, RN
State Registrar/Asst. Commissioner

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

0 8 9 8 6 5 0 3
Date Issued

CERTIFICATION OF VITAL RECORD

EXHIBIT A

EXHIBIT "B"

Being Lot No. 6 on the Map of Alice T. Baxter Farm, not of record, described according to a survey of Hal R. Swann, Jr., Surveyor, dated November 2, 1972 and according to a survey made by Campbell Surveying Company, dated February 8, 1990, as Follows:

BEGINNING at a point in the center of Bidwell or Fitzgerald Road at the corner of Lots Nos. 6 and 7; thence with the line between said lots easterly 715 feet to a point; thence northerly 65.7 feet to a corner of Lot No. 1 on said Subdivision; thence with the line between Lots 6 and 1 northwesterly 148.5 feet to a corner of Lot No. 5 on said plan; thence with the line between Lots 5 and 6, westerly 643.4 feet to a point in the center of Bidwell or Fitzgerald Road; thence with the same southerly 195 feet to the point of beginning.

LAST WILL AND TESTAMENT
of
DARYL EARL PEMBERTON

I, **DARYL EARL PEMBERTON,** a citizen and resident of Joelton, Davidson County, Tennessee, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I

ITEM 1. I direct that all my just debts be paid as soon after my death as may be practicable, except that the payment of any debts secured by the mortgage or pledge of real or personal property may be postponed in the sole discretion of my Personal Representative.

ITEM 2. All estate, inheritance, succession, legacy, transfer, and other taxes of similar nature which are payable because of my death, including any interest or penalty thereon, upon or with respect to property passing under the provisions of this will, or with respect to property not passing under the provisions of this will but upon which property such taxes are assessed or imposed, shall be paid out of my Residuary Estate without apportionment or proration among the beneficiaries, legatees, and devisees.

ARTICLE II
REAL PROPERTY

ITEM 2.1 I devise to my personal representative all of the real property owned entirely by me at my death, and direct her to sell the same as soon as possible and pay the net proceeds into my probate estate to be treated as personalty for the purposes of administration of my estate.

This is page one of my Will DEP
INITIALS

EXHIBIT "C"

ITEM 2.2 Any real property that I may have a joint interest in with another person, I devise my interest in said jointly owned property to the surviving joint owner, in fee.

ARTICLE III
FIDUCIARIES

ITEM 3.1 I do hereby nominate and appoint **KAREN WOLGEMUTH** of Nashville, Tennessee, as Personal Representative of this my Last Will and Testament and she shall not be required to give bond or other security for the faithful performance of her duties as such. If **KAREN WOLGEMUTH** shall for any reason refuse or be unwilling to serve as Personal Representative, I appoint my brother, **RANDALL KEITH PEMBERTON**, of Nashville, Tennessee to serve as Alternate Personal Representative of this my Last Will and Testament.

I direct that my Personal Representative shall not be required to file an inventory, accounting, or appraisal of my Estate, I hereby vest in my Personal Representative full power to sell, convey, exchange, lease for a period beyond the termination of the administration of my Estate, in such manner and upon such terms and conditions as my Personal Representative may approve, and to invest and reinvest my Estate and the proceeds of sale or any portion thereof, in such loans, securities, or other property, real or personal, as she may consider prudent, and to change such investments, and to make such new investments from time to time as she may seem necessary or desirable.

In addition, I incorporate herein by reference all of the fiduciary

powers contained in Section 35-50-110, Tennessee Code Annotated, as fully as if set out verbatim herein, except as may be specifically indicated otherwise by the terms of this will.

ARTICLE IV
PERSONAL PROPERTY

ITEM 4.1 If owned by me at my death, I give to Randall Wayne Pemberton my crappie boat and crappie tackles.

ITEM 4.2 Any personal property located at the camp in Stewart County, that Kevin Eugene Pemberton and I received from our father, I give to Kevin Eugene Pemberton.

ITEM 4.3 In the event funds are available after all costs and expenses are paid, I give the item or amount listed next to the names, as follows:

1. To **NICKI DANIELLE PEMBERTON** my love and affection and $20,000.00.
2. To **RONNIE HORNBUCKLE** $5,000.00
3. To **RANDALL KEITH PEMBERTON** $2,000.00
4. To **CAROLYN SCHLOSSER** $2,000.00
5. To my beloved mother, **BETTY (MOM) PEMBERTON** $2,000.00
6. To **DANNY SETTLE** $5,000.00

ARTICLE V
RESIDUARY CLAUSE

ITEM 5.1 All the rest, residue and remainder of my estate, real, personal and mixed, of every nature and wheresoever situated, including

lapsed legacies and devises, remainder, reversions, expectancies, income collected during the period of administration of my estate and all property of which I have power of testamentary disposition (after all bequest are made, costs and attorney's fees are paid), I give, devise, and bequeath to my dear loyal and helping friend, **KAREN MARY WOLGEMUTH.**

ARTICLE VI
FORFEITURE CLAUSE

ITEM 6.1 Should any beneficiary under this will, in any manner, directly or indirectly attack or contest this will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of December 2016.

Daryl Earl Pemberton

DARYL EARL PEMBERTON

This is Page four of my Will DEP

INITIALS

SIGNED, DECLARED and PUBLISHED by the said **DARYL EARL PEMBERTON**, as and for his last Will, consisting of five (5) pages, in the presence of us, the undersigned, who, at his request and in his sight and presence, and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses the day and date written.

NAME	**ADDRESS**
Danny D. Dill	7632 Bidwell Road Joelton, TN. 37080
Howard M. Shipworth	P. O. Box 489 Joelton, Tn 37080

This is page five of my Will EEP
INITIALS

AFFIDAVIT PROVING WILL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared the undersigned affiants, whose names are subscribed to the instrument to which this Affidavit is attached and, after being duly sworn, declared to me that, in their sight and presence **DARYL EARL PEMBERTON**, signed, declared and published the instrument to which this Affidavit is affixed or annexed as the testator's will; and requested them to act as witnesses to its execution and to execute this Affidavit; that in the testator's sight and presence and in the sight and presence of each other, each affiant signed the instrument as witness; and that the testator was at that time 18 years of age or over, was of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion or constraint.

WITNESS

7632 Bidwell Road
ADDRESS
Joelton, TN. 37080
CITY/STATE/ZIP

WITNESS

P. O. Box 489
ADDRESS
Joelton TN 37080
CITY/STATE/ZIP

Subscribed and sworn to before me
this 16 day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

4/24/2017

HOWARD SKIPWORTH
LEGAL COUNSEL
P O BOX 489
JOELTON, TN 37080

RE: DARYL PEMBERTON
Last Four Of SSN 7308

Dear HOWARD SKIPWORTH:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard

EXHIBIT "D"