THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 CAMILLE FUSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Diana Duren DIANA DUREN, AFFIANT Subscribed and sworn to before me, this 19 day of June 2019. Camille Fuston NOTARY PUBLIC My Commission Expires: 11-8-2022

Address New Owners:	**Send Tax Bills To:**	**Tax Information:**
Diana Duren, *et al.* 1311 Ashwood Avenue Nashville, TN 37212	New Owners	Map-Parcel: 155 08 0A 021.00

Karen Johnson Davidson County
Batch# 247231 **AFFIDAVITH**
06/24/2019 09:28:45 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20190624-0060567

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP

1. My name is Diana Duren. I am an adult resident of the State of Tennessee, I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. My mother is Gail Rich Johnson (hereinafter "Decedent").

3. Decedent died in Nashville, Davidson County, Tennessee on May 1, 2019, and was widowed at the time of her death. A copy of the Certificate of Death is attached hereto as **Exhibit 1.**

4. Decedent had two (2) children, being Diana Duren and Robert Rich III. Both children survived Decedent. She had no other children, living, or deceased.

5. Decedent owned a certain parcel of improved real property located at 105 Tuliptree Court, Nashville, TN 37221 and is more fully and particularly described as:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, as of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gail Rich Johnson, by warranty deed dated January 23, 2015, from Lori D. Bullard of record in Instrument No. 20150128-0007948, filed in the Register of Deeds Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee**

2) **Restrictions of record in Book 5349, Page 921, in book 6474, Page 346, as amended in Book 6486, Page 587, in Book 6474, Page 354, as amended in Book 6486, Page 588, and in Book 6804, Page 536, Register's Office for Davidson County, Tennessee;**

3) **Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates of record in Book 6662, Page 433, as amended and supplemented in Book 7964, Page 33, and restated in Book 9472, Page 824, Register's Office for Davidson County, Tennessee;**

4) **Storm Water Detention Agreement f record in Book 6613, Page 705, said Register's Office;**

5) **Sanitary Sewer Easement of record in Book 6613, Page 533, said Register's Office;**

6) **Quitclaim Deed to Poplar Creek Homeowners Association Inc., for common open spaces of record in Instrument No. 2001017-0113305, Register's Office for Davidson County, Tennessee; and,**

7) **Taxes for the current year which have been prorated between the parties and assumed by the Grantee herein and subsequent years, not yet due and payable.**

6. Pursuant to Tenn. Code Ann §31-2-103, Decedent's interest in 105 Tuliptree Court, Nashville, TN 37221, as more particularly described above,

vested immediately upon Decedent's death in her two (2) children, as tenants in common with the following equal share:

Diana Duren	50%
Robert Rich III	50%

7. The opening of a probate estate was not necessary and was never opened through a probate court as Decedent had no assets that necessitated a probate administration. Furthermore, Decedent died intestate, without a validly executed will.

8. To the Affiant's knowledge, Decedent was not enrolled in services provided by the Bureau of TennCare, and Decedent did not benefit from home or in-home health services offered by TennCare or Medicaid. A copy of the release from TennCare is attached hereto as **Exhibit 2**.

FURTHER AFFIANT SAYETH NOT.

SWORN this 19 **day of** June **2019.**

Diana Duren

Diana Duren, Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named Diana Duren, Affiant, appeared before me and proved her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 19 day of June 2019.

Camille Fuston

Notary Public

My commission expires: 11-8-2022

CAMILLE FUSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

EXHIBIT 1

(Copy of Death Certificate)

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 024021

TYPE/PRINT IN PERMANENT BLACK INK

NAME OF DECEDENT

1. DECEDENT'S LEGAL NAME GAIL RICH JOHNSON						2. SEX FEMALE	3. DATE OF DEATH 05/01/2019
4. TIME OF DEATH (Approx.) 12:04 AM	5a. AGE 77	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 DAY Hours	Minutes	6. DATE OF BIRTH 10/30/1941	7. BIRTHPLACE NASHVILLE, TN
8a. PLACE OF DEATH DECEDENT'S HOME							
8b. FACILITY NAME 105 TULIPTREE COURT			8c. CITY OR TOWN NASHVILLE				8d. COUNTY OF DEATH DAVIDSON
9. MARITAL STATUS WIDOWED	10. SURVIVING SPOUSE (name prior to first marriage)		11a. DECEDENT'S USUAL OCCUPATION INSURANCE ADJUSTER			11b. KIND OF BUSINESS/INDUSTRY STATE FARM	
12. SOCIAL SECURITY NUMBER 413-66-6996	13a. RESIDENCE-STATE OR FOREIGN COUNTRY TENNESSEE		13b. COUNTY DAVIDSON			13c. CITY OR TOWN NASHVILLE	
13d. STREET AND NUMBER 105 TULIPTREE COURT		13e. INSIDE CITY LIMITS? YES	13f. ZIP CODE 37221			14. WAS DECEDENT EVER IN US ARMED FORCES? NO	
15. DECEDENT'S EDUCATION BACHELOR'S DEGREE	16. DECEDENT OF HISPANIC ORIGIN? NO, NOT SPANISH/HISPANIC/LATINO		17. DECEDENT'S RACE WHITE				
18. FATHER'S NAME JOSEPH GRIFFIN HACKNEY			19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE NANCY EVERETT MCCRACKEN				
20a. INFORMANT'S NAME DIANA DUREN	20b. RELATIONSHIP TO DECEDENT DAUGHTER		20c. MAILING ADDRESS 1311 ASHWOOD AVENUE, NASHVILLE, TN 37212				
21a. METHOD OF DISPOSITION BURIAL	21b. PLACE OF DISPOSITION MIDDLE TENNESSEE STATE VETERANS CEMETERY		21c. LOCATION NASHVILLE, TN				
22a. SIGNATURE OF FUNERAL DIRECTOR ▶ /s/ SARAH REBECCA HOLMAN	22b. LICENSE NUMBER 5884	22c. SIGNATURE OF EMBALMER ▶				22d. LICENSE NUMBER	
23a. NAME AND ADDRESS OF FUNERAL HOME HARPETH HILLS MEMORY GARDENS, FUNERAL HOME AND CREMATION CENTER, 9090 HIGHWAY 100, NASHVILLE, TN 37221-0242						23b. LICENSE NUMBER 849	
24. REGISTRAR'S SIGNATURE ▶ /s/ EDWARD G. BISHOP III			25. DATE FILED 05/02/2019				

26. CERTIFIER

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

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, 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, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
▶ /s/ ANH THI MEADOWS	045572	05/01/2019

27d. NAME AND ADDRESS
ANH THI MEADOWS 1718 PATTERSON STREET, NASHVILLE, TN 37203

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). Sequentially list conditions, if any, leading to the cause stated on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. PANCREATIC CANCER	
	DUE TO (OR A CONSEQUENCE OF)	
	b.	
	DUE TO (OR A CONSEQUENCE OF)	
	c.	
	DUE TO (OR A CONSEQUENCE OF)	
	d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

28b. WAS AN AUTOPSY PERFORMED? NO

28c. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH	31. DID TOBACCO USE CONTRIBUTE TO DEATH?	32. IF FEMALE:
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

33. IF TRANSPORTATION INJURY, SPECIFY:	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK?	34d. PLACE OF INJURY
	34e. DESCRIBE HOW INJURY OCCURRED		34f. LOCATION OF INJURY	

PH-1659 (Rev. 8/2017) RDA 10112

11118379

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.

MAY 02 2019

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

Edward G. Bishop III
State Registrar

1 1 1 1 8 3 7 9
Date Issued

CERTIFICATION OF VITAL RECORD

EXHIBIT 2

(Copy of TennCare Release)

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

6/13/2019

ADAM BARBER
LEGAL COUNSEL
2122 21ST AVENUE SOUTH
NASHVILLE, TN 37212

RE: GAIL JOHNSON
Last Four Of SSN 6996

Dear ADAM BARBER:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

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

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Angela J. Howard