Karen Johnson Davidson County
Batch# 259973 AFFIDAVITH
07/22/2019 10:53:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190722-0071625

AFFIDAVIT OF HEIRSHIP

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, **John Lawrence** (herein "Affiant"), who being first duly sworn, did depose and say:

1. That Affiant declares that I am a resident of the County of Davidson State of Tennessee, and that I have personal knowledge of the heirs-at-law of Joseph Ricky Knipfer (herein "Decedent").
2. That I am not related to Decedent and have no interest in his estate.
3. That Decedent died intestate on November 7, 2018, a resident of Davidson County, Tennessee.
4. That Decedent was married at the time of his death to his wife, **Deborah Knipfer.**
5. That Decedent during his life had three children as follows:
   a. Christa Elliott;
   b. Joseph Randall Knipfer; and
   c. Amanda Pass
6. That said wife and three children survived Decedent.
7. That Decedent was not a TennCare recipient, and the TennCare Release is attached hereto and made a part hereof.
8. That at the time of Decedent's death, he had an ownership interest in certain real property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

These properties have common addresses as follows:

Tract 1:	7330 Whites Creek Pike, Joelton, TN 37080 (Map & Parcel No. 01500004600)
Tract 2:	7340 Whites Creek Pike, Joelton, TN 37080 (Map & Parcel No. 01500004700)
Tract 3:	7350 Whites Creek Pike, Joelton, TN 37080 (Map & Parcel No. 01500004800)
Tract 4:	7360 Whites Creek Pike, Joelton, TN 37080 (Map & Parcel No. 01500004900)

Further, Affiant sayeth not.

IN TESTIMONY WHEREOF, I hereunto subscribe my name this 12th day of June 2019.

Sign: _____
John Lawrence, Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Lawrence, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of June 2019.

Ray K. Howell
Notary Public
My Commission Expires: August 9th 2020

RAY K. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires August 9, 2020

Prepared by:
Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229
(No title search performed or title insurance provided.)

EXHIBIT A

TRACT 1:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Nashville and Springfield Road at the northwest corner of the property conveyed to Howard Smith by deed from O. A. Felts and wife, of record in Book 1560, page 131, Register's Office for said County; thence with the center of said road northwestwardly 136 feet; thence North 85° East 473.8 feet to an iron pin in Hershel Innis' line; thence with said Innis' line South 22° East 194.7 feet to said Smith's northeast corner; thence with said Smith's northern boundary line North 88-1/2° West 505.5 feet to the point of beginning.

Being the same property conveyed to Dorothy Knipfer by deed of record in Instrument No. 20051202-0145079, Register's Office for Davidson County, Tennessee. The said Dorothy Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Dorothy Knipfer is one and the same person as Dorothy M. Knipfer.

TRACT 2:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the northwest corner of the property belonging to Richard Knipfer as recorded in Deed Book 2727, Page 33, Register's Office for said County; thence in a southerly direction along the eastern side of Highway 431, 41 feet to a point; thence in a easterly direction 486 feet to a point; thence in a northerly direction 23 feet to a point; thence in a westerly direction 485 feet to a point and the point of beginning.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy Knipfer by deed of record in Book 3072, Page 609, Register's Office for Davidson County, Tennessee. The said Carl Ralph Knipfer died on March 20, 2004, leaving Dorothy Knipfer as the sole surviving tenant by the entirety. The said Dorothy Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Dorothy Knipfer is one and the same person as Dorothy M. Knipfer.

TRACT 3:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described partly according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 9, 1948, as follows:

Beginning at a point in the Nashville & Springfield Road, the northwesterly corner of this tract, in the southwest corner of a tract of 1.2 acres, owned by O.E. Neal, opposite a fence line; thence North 86 degrees 12' East along a fence 290 feet to a point; thence North 84 degrees 47' East 115 feet to a 24-inch maple tree; thence North 7 degrees 09' West 117.4 feet to a point, the northeast corner of said 1.2-acre tract; thence North 87 degrees 10' East 29.7 feet to a stake in the west line of the lands of O.A. Felts; thence with Felts' west line, South 22 degrees East 250 feet to a point; thence westerly 478 feet, more or less, to a point in the Nashville & Springfield Road; thence with said Road, North 22 degrees West 88 feet to a point; thence North 7 degrees 15' West 34 feet to the point of beginning.

Being the same property conveyed to Carl R. Knipfer and wife, Dorothy Dunn Knipfer, by deed in Book 2030, Page 534, Register's Office for Davidson County, Tennessee. The said Carl R. Knipfer died on March 20, 2004, leaving Dorothy Dunn Knipfer as the sole surviving tenant by the entirety. The said Dorothy Dunn Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Carl R. Knipfer is one and the same person as Carl Ralph Knipfer. Dorothy Dunn Knipfer is one and the same person as Dorothy Knipfer.

TRACT 4:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish-Ragan, Inc., dated May 11, 1971, as follows:

BEGINNING at a point on the right of way line of Whites Creek Pike, U.S. 431, at the southwest corner of the C. H. Ennis property and the northwest corner of property herein described, said point being 934.99 feet, more or less, north of the center line of the Eatons Creek Road; thence North 87° 46' east 389.62 feet to an iron stake; thence south 7° 3' 20" east 118.36 feet to an iron stake; thence south 86° 23' 40" west 117.46 feet to an iron stake; thence south 87° 21' 10" west 190.60 feet, more or less to the beginning of a curve; thence around said curve which has a radius of 70 feet, westerly 85 feet more or less, to a point in the right of way line of Whites Creek Pike, U.S. 431; thence northwardly with a curve 83 feet more or less to the point of beginning.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy M. Knipfer, by deed recorded in Book 5794, Page 988, Register's Office for Davidson County, Tennessee. The said Carl Ralph Knipfer died on March 20, 2004, leaving Dorothy M. Knipfer as the sole surviving tenant by the entirety. The said Dorothy M. Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee.

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

CINDY SMITH
LEGAL COUNSEL
2606 EUGENIA AVE, SUITE B
NASHVILLE, TN 37211

RE: JOSEPH KNIPFER
Last Four Of SSN 8005

Dear CINDY SMITH:

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,

Tangela J. Howard

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022