This Affidavit of Inheritance and Succession of Real Property
intending to show ownership for:
Property Common Address: 218 Wilowen Drive, Nashville, TN 37210
Property ID: 095 05 0 028.00

Karen Johnson Davidson County
Batch# 260383 AFFIDAVITH
07/22/2019 02:21:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190722-0071755

This Instrument prepared by:
Stephen Carpenter, Esq.
Carpenter & Lewis PLLC
10413 Kingston Pike, Suite 200
Knoxville, Tennessee 37922

AFFIDAVIT OF INHERITANCE AND SUCCESSION OF REAL PROPERTY

The undersigned, being duly sworn, depose and say as follows:

1. That this Affidavit is being filed to confirm title to real estate in the beneficiaries of female decedent, **Lennie M. Ball (a/k/a Lennice M. Ball)** (hereinafter referred to as the "Decedent" or individually by name).

2. That I am **Janet Lynn Tipton**, granddaughter of the Decedent, and I have actual personal knowledge of the facts set forth in this Affidavit.

3. That the Decedent acquired fee simple title of the real property commonly known as 218 Wilowen Drive, Nashville, Tennessee 37210 (hereinafter collectively referred to as the "Property") with her husband, Cletus Ball, whom departed this world leaving her as the surviving tenant by the entirety, by a Warranty Deed dated June 25, 1952, from Humphries M. Woodyard and wife, Flora Bell Woodyard to Cletus Ball and wife, Lennie M. Ball, such deed being recorded in Warranty Book 3402, Page 263 in the Register's Office for Davidson County, Tennessee, the legal description of the property being as follows:

   Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Creekside Heights, as of record in Book 2663, page 114 and 115, Register's Office for said County.

   Said Lot No. 27 fronts 135 feet on the westerly side of Wilowen Drive and runs back between lines 281.7 feet on the northerly line and 335.68 feet on the southerly line to a dead line, measuring 145.75 feet thereon.

   This conveyance is made subject to Owner's Certificates, setback lines, and easement as shown on Plan of record in Book 2663, page 114 and 115 Register's Office for Davidson County, Tennessee.

4. That the Decedent died in 2001, a resident of Tennessee, seized of the Property.

5. That the Decedent was a widow and was single at the time of her death with no subsequent marriage prior to her death, having been predeceased by her first husband, James Robert Carrigan, and her second husband, Cletus Ball.

6. That, upon information and belief, no probate was opened for the Decedent, and it has been more than one (1) year since the date of her death to the filing of this Affidavit.

7. That the Decedent had two (2) children, Robert Wayne Carrigan, who died as a child without issue, and Robert Harold Carrigan, whom survived the Decedent.

8. That, therefore, pursuant to Tennessee law, fee simple interest to the Property vested in Robert Harold Carrigan upon the death of the Decedent.

9. That, thereafter, Robert Harold Carrigan died on June 5, 2019, but prior to his death, he established a revocable living trust and conveyed the Property to said trust by quitclaim deed dated May 31, 2019, of record in Instrument No.: 20190620-0059648 in the Register's Office for Davidson County, Tennessee.

10. That therefore, fee simple interest to the Property is vested in the Robert Harold Carrigan Revocable Trust dated May 31, 2019.

11. That the Affiant, Janet Lynn Tipton, executing this Affidavit is the is the Trustee of said Trust and and signs below for said Trust as the owner of the Property.

12. That a TennCare Release has been obtained for Robert Harold Carrigan, a copy of which is attached hereto as Exhibit 1.

13. That to Affiant's knowledge, there are no debts, encumbrances, or liens having been asserted or remaining unpaid by any governmental entity or private party which are or might become a lien against the Property.

FURTHER AFFIANT SAITH NOT.

Janet Lynn Tipton

JANET LYNN TIPTON,
Granddaughter of the Decedent

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above City/County and State, **JANET LYNN TIPTON, Granddaughter of the Decedent**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself as the within named Affiant, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of June, 2019.

LORIE L. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

NOTARY PUBLIC
My Commission Expires: August 1, 2021

This Affidavit was prepared from information furnished by Affiant. The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Affidavit. No title search was performed.

Exhibit 1

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

6/20/2019

CARPENTER & LEWIS
LEGAL COUNSEL
10413 KINGSTON PIKE STE. 200
KNOXVILLE, TN 37922

RE: ROBERT CARRIGAN
Last Four Of SSN 6515

Dear CARPENTER & LEWIS :

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,

Jangela J. Howard