This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203

Property ID: 069-04-0 008.00

Karen Johnson Davidson County
Batch# 406324 AFFIDAVITH
05/27/2020 12:08:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200527-0054463

Affidavit as to Heirs

(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Tennessee
County of Davidson

On the date(s) stated hereinbelow, before me personally appeared Marcus Widuch and Cayce Thomas, to me personally known (or proved to be by satisfactory evidence), who being by me duly sworn, on oath did say that Affiant is familiar with the family history of BETTY SULLIVAN, deceased, who was the owner of the following property located at 4011 Cedar Circle, Nashville, TN 37218 with the legal description as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 OF BLOCK D ON THE MAP OF FAIRVEW SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 54, REGISER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 5 FRONTS 75.13 FEET ON THE WEST SIDE OF CEDAR CIRCLE AND RUNS BACK BETWEEN LINES 177.77 FEET ON THE SOUTH LINE AND 184.3 FEET ON THE NORTH LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 75.13 FEET.

BEING THE SAME PROPERTY CONVEYED TO LARRY SULLIVAN AND WIFE, BETTY SULLIVAN BY DEED FROM DAISY PERRY AND FRANCES YARBROUGH DATED JUNE 6, 1973, RECORDED JULY 20, 1973, OF RECORD IN BOOK 4729, PAGE 898, DAVIDSON COUNTY REGISTER OF DEEDS. LARRY SULLIVAN HAVING PREDECEASED BETTY SULLIVAN. BETTY SULLIVAN HAS SINCE DIED LEAVING DIANA YVETTE WOOTEN AND DENISE SULLIVAN BRADLEY AS HER SOLE HEIRS AT LAW.

This is improved property known as 4011 Cedar Circle, Nashville, Tennessee 37218.

That Affiants, Marcus Widuch, former spouse of Diana Yvette Wooten and Cayce Thomas, step-son of Denise Sullivan Bradley, and are familiar with the family history of BETTY SULLIVAN.

That title to the aforedescribed real property was vested in BETTY SULLIVAN, who died on March 23, 2020, as the surviving spouse of Larry Gordon Sullivan, who died on December 26, 2003, leaving as her sole heirs at law her two only daughters, Diana Yvette Wooten and Denise Sullivan Bradley.

That BETTY SULLIVAN is now deceased, having died on March 23, 2020, a resident of Davidson County, Tennessee.

Affiants further state that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Diana Yvette Wooten	adult daughter
Denice Sullivan Bradley	adult daughter

Affiants state that the decedent left no surviving spouse, no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

BETTY SULLIVAN did not leave a Last Will and Testament.

A TennCare release has been received for the decedent and attached hereto as Exhibit "A".

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property, and title to the property now vests in Diana Yvette Wooten and Denise Sullivan Bradley by virtue of the death of BETTY SULLIVAN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Marcus Widuch, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Marcus Widuch
635 Green Drive
Lebanon, TN 37087

Sworn to and subscribed before me on this 24 day of May, 2020.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/5/

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marcus Widuch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of May, 2020.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Cayce Thomas, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Cayce Thomas
212 Arnetty Drive,
Cottontown, TN 37048

Sworn to and subscribed before me on this 24 day of May, 2020.

Notary Public
My Commission Expires: 11/08/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cayce Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2020.

Notary Public

My commission expires: 11/08/22

Exhibit "A"

TN Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4th FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 866-389-8444 / Fax# 615-413-1941

4/30/2020

BRIAN PAYNE
LEGAL COUNSEL
7600 LEVESON WAY
NASHVILLE, TN 37211

RE: BETTY SULLIVAN
Last Four Of SSN 7072

Dear BRIAN PAYNE:

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

Tangela Howard
Supervisor