THIS INSTRUMENT PREPARED BY:
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2412 EUGENIA AVENUE
NASHVILLE, TN 37211 -2115

SEND TAX BILLS TO:
MINDY LYNN BOYD
511 DOY ROAD
WHITE BLUFF 37187

AFFIDAVIT OF INHERITANCE (REAL ESTATE) PER T.C.A. §30 – 2 – 712

Karen Johnson Davidson County
Batch# 440670 **AFFIDAVITH**
07/20/2020 10:23:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20200720-0079236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

JESSE STEWART ROBINSON, a resident of Davidson County, State of Tennessee, who died January 20, 2020 as evidenced by a copy of the Certificate of Death is attached as **Exhibit A**, held a:

Fee simple interest in the following described real estate:

Land in Davidson County, Tennessee, as described in **Deed Book 3538, Page 123,** Register's Office for Davidson County, Tennessee, The description is as follows:

Jesse W. Robinson and wife **Christine C. Robinson**. The property was sold to them by **James C. Hows, Jr.** and wife **Evelyn M. Hows.**

Land in the 9th, formerly the 14th Civil District of said county and state, being the easterly half of a 20 – acre tract formerly owned by **J.C. Hows** and **O.W. Hows** jointly and described according to a survey made by **S.H. Hutchison**, as follows:

Beginning at a small elm tree in the northern margin of the Buffalo Road at **O.W. Hows'** southeast corner; thence with the northern margin of said road, north 74 -3/4° east 10 poles to a post 16 feet north of a mulberry tree; thence to chestnut tree; thence north 6-1/4° west 8.40 poles to a small beech; thence to an oak; thence north 22° west 3.4 poles to an oak, corner in **O.D. Elkins'** south boundary line; thence with said Elkins' line, south 81 - 3/4° west 13 poles to a planted stone, with a small hickory pointer; thence

south 12° east 130; poles, more or less, surface measure, with O.W. Hows' line to the beginning, containing 10 acres, more or less.

Being the same real property conveyed to **Jesse W. Robinson** and wife **Christine C. Robinson** by warrant deed from **James C. Hows, Jr.,** and wife **Evelyn M. Hows** of record in **book 3538 Page 123**, Register's Office for Davidson County.

Reference is made to an Affidavit of Inheritance (Real Estate) whereby **Phillip A. Robinson** obtained ownership of the herein referenced real property from his father **Jess W. Robinson**. See **Instrument No. 20090106 – 0001191** Register's Office of Davidson County, Tennessee.

Reference is made to an Affidavit of Inheritance (Real Estate) whereby **Jesse Stewart Robinson** obtained ownership of the herein referenced real property from his father **Phillip A. Robinson.** See **Instrument No. 20181002 – 0097683** Register's Office of Davidson County, Tennessee.

At the time of his death, **Jesse Stewart Robinson** was the sole owner of the herein listed property by virtue of having inherited the above listed parcel from his father **Phillip Arnold Robinson**, as evidenced by an Affidavit of Inheritance (Real Estate) duly recorded in the Register's Office for Davidson County, Tennessee **Instrument 20181002 – 0097683** dated October 2, 2018.

SUBJECT TO any and all Governmental zoning and subdivision ordinances or regulations in effect thereon.

REFERENCE is made to prior title (the last recorded deed) recorded in **Deed Book 3538, Page 123**, in the Register's Office of Davidson County, Tennessee.

No new survey was made of the property referenced herein and the land description herein contained was copied verbatim from the last recorded deed transferring the property that land description is contained in the deed recorded in **Deed Book 3538, Page 123**, in the Register's Office of Davidson County, Tennessee.

The undersigned **Mindy Lynn Boyd** received a one hundred (100%)

interest in the real estate described above by virtue of:

Being the sole and only heir of the intestate estate of **Jesse Stewart Robinson** said Estate was duly probated in the Seventh Circuit (Probate Division) of Davidson County, State of Tennessee, **Case No. 20P – 307.**

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

MINDY LYNN BOYD

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and aforesaid, personally appeared **Mindy Lynn Boyd**, the within named bargainor, 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 present, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 the 15th day of July, 2020.

Notary Public

TYLER W. PARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

My Commission Expires: 10-2-23

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 004480

1. Decedent's Legal Name: JESSE STEWART ROBINSON			2. Sex: MALE	3. Date of Death: 01/20/2020
4. Time of Death (Approx.): 13:45	5a. Age: 39	6. Date of Birth: 04/12/1980	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: INPATIENT				
8b. Facility Name: SAINT THOMAS WEST HOSPITAL		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: ASSISTANT MANAGER		11b. Kind of Business/Industry: PUBLIX GROCERY STORE
12. Social Security Number: -9213	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 8018 CHARLOTTE PIKE		13e. Inside City Limits?: YES	13f. Zip Code: 37221	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: PHILLIP ARNOLD ROBINSON		19. Mother's Name Prior to First Marriage: MINDY LYNN FEATHERSTONE		
20a. Informant's Name: MINDY LYNN BOYD	20b. Relationship to Decedent: MOTHER	20c. Mailing Address: 511 DOY RD, WHITE BLUFF, TN 37187		
21a. Method of Disposition: CREMATION	21b. Place of Disposition: HIGHLAND HILLS CREMATORY		21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ CHRIS NEIGHBOURS	22b. License Number: 4249	22c. Signature of Embalmer:	22d. License Number	
23a. Name and Address of Funeral Home: NEIGHBOURS LIFE CELEBRATION SERVICES, 1332 ROSA L PARKS BLVD, NASHVILLE, TN 37208			23b. License Number: 1233	
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 01/28/2020		

26. Certifier
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: /e/ CIARA CONWAY	27b. License Number: 57379	27c. Date Signed: 01/28/2020
27d. Name and Address: CIARA CONWAY 4220 HARDING ROAD, NASHVILLE, TN 37205		

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 listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. ACUTE HYPOXIC RESPIRATORY FAILURE	
	b.	
	c.	
	d.	

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

HEART FAILURE
AKI
DECOMPENSATED CIRRHOSIS

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	32. If Female: N/A		
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

HH-1569 (Rev. 8/2017) RDA 10112

11766401

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.

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

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 1 7 6 6 4 0 1
Date Issued: Jan 29 2020

CERTIFICATION OF VITAL RECORD