Return document and send
tax statements to:

Dalneva Stringer
743 Moormans Arm Road
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 492928 AFFIDAVITH
10/09/2020 11:08:01 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201009-0117625

This instrument prepared by:

Tillman W. Payne
Attorney at Law
4117 Hillsboro Pike
Suite 103-193
Nashville, Tennessee 37215

AFFIDAVIT OF HEIRSHIP
Under T.C.A § 30-2-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2020, before me personally appeared Dalneva Stringer to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 743 Moormans Arm Road, Nashville, Tennessee 37207 and is familiar with the family history of Geneva Northington, deceased.

And that said decedent died on the 24th day of February, 2020, residing at 2614 Jones Avenue, Nashville, Tennessee 37207 and owning an interest in the following described real estate in Davidson County, Tennessee:

See Exhibit A

And Affiant further states that said decedent left surviving the following persons, as heirs or persons otherwise stated in the estate:

1. a. Surviving Spouse:
   None

   b. Children:
   Dalneva Stringer

   c. Children of deceased children
   None

   d. Adopted children:
   None

   e. Children of deceased adopted children:
   None

And Affiant further states that said decedent left only one child the Affiant, Dalneva Stringer, and no other children, adopted children or descendants of deceased children or adopted children. See Exhibit B, Order Opening Estate.

And that the above party is over the age of eighteen (18) years.

And said decedent did not leave a will.

And that the debts against the estate have been paid.

Affiant – Dalneva Stringer

STATE OF Tennessee

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of September, 2020.

Signature

My commission expires: 7/9/2024

RION CORNELL TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

"Being Lot No. 328 on the Map of Joywood Heights, Section 2, as of record in Book 1130, page 92, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 1130, Page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record."

Being the same property conveyed to Geneva O. Northington, by warranty deed from Conrad D. Smith and wife, Capitola S. Smith dated November 1, 1993, of record in Book 9138, Page 817 in the Register's Office for Davidson County, Tennessee.

Affiant attests upon solemn affirmation that Geneva O. Northington lawfully acquired title to the above-described real property on or about November 1, 1993, and she remained unmarried until her death.

Affiant further attests on solemn affirmation that Geneva O. Northington died on February 24, 2020, leaving no Last Will and Testament. That Affiant was appointed Administrator of the Estate by the Probate Court of Davidson County, Tennessee as the sole descendant said Affiant is entitled to 100% fee simple interest in the above-described property being more fully described therein.

Copy

EFILED 05/29/20 08:30 AM CASE NO. 20P841 Richard R. Rooker, Clerk

20P841
ADD JUDGE
May 28, 2020

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

IN RE: **ESTATE OF** **GENEVA NORTHINGTON**	**Docket No. 20P841** ***NOTICE OF ENTRY REQUESTED***

ORDER OPENING ESTATE FOR FULL ADMINISTRATION

A petition to open the estate of the decedent, Geneva Northington, was filed on May 21, 2020, by Dalneva N. Stringer, represented by Tillman W. Payne III. A hearing was originally scheduled for Thursday, May 28, 2020, in the Seventh Circuit Court pursuant to T.C.A. § 16-2-506(20)(A)(i). However, the Tennessee Supreme Court through its order number ADM2020-00428 banned certain in-court proceedings through May 31, 2020. Therefore, this petition was reviewed without an in-court hearing by Special Master Scott Pilkinton pursuant to authority of T.C.A. § 17-2-123(a), and to whom the case was transferred by the March 17, 2020, blanket order signed by Judge Randy Kennedy.

The court finds that Geneva Northington died on February 24, 2020, at the age of eighty-two, a resident of Davidson County, Tennessee giving this Court jurisdiction to review this case, and Dalneva N. Stringer has priority to serve as an heir of this estate. The petitioner has stated no last will and testament of the decedent was located, so this Court finds it proper to open this estate as an intestate estate.

It is therefore **ORDERED, ADJUDGED, and DECREED** that the Probate Court Clerk shall issue Letters of Administration to **DALNEVA N. STRINGER** as the Personal Representative of this estate, and the Personal Representative shall have the following requirements in addition to any others required by statute:

BOND: WAIVED, by the sole heir at law
INVENTORY: WAIVED, by the sole heir at law
ACCOUNTING: WAIVED, by the sole heir at law

Copy

EFILED 05/29/20 08:30 AM CASE NO. 20P841 Richard R. Rocker, Clerk

STATUS REPORT: REQUIRED, due on or before August 28, 2021.

TENNCARE NOTICE: Within sixty days the Personal Representative shall execute and file with the clerk of the court an affidavit that the bureau of TennCare has been notified of the decedent's death pursuant to T.C.A. § 71-5-116 since the decedent was older than fifty-five at death.

It is further **ORDERED, ADJUDGED, and DECREED** the Probate Court Clerk shall publish notice to creditors as the decedent died less than a year ago. The Probate Court Clerk is not required to sent notice to the Department of Revenue for inheritance tax purposes as the decedent died after 2016, pursuant to T.C.A. §§ 67-8-318, 425, & 507.

This order is executed on this, the 28th day of May, 2020.

Special Master Scott Pilkinton

Copy

EFILED 05/29/20 08:30 AM CASE NO. 20P841 Richard R. Rooker, Clerk

20P841 NORTHINGTON

CERTIFICATE OF SERVICE

I certify that a true and correct copy of this order has been sent to the following persons by United States first-class mail on this, the «ORDER_TODAY» day of «ORDER_TODAY»,«ORDER_TODAY».

Attorney

TILLMAN W. PAYNE III
4117 HILLSBORO PIKE SUITE 103-193
NASHVILLE, TN 37215

Petitioner

DALNEVA N. STRINGER
743 MOORMANS ARM ROAD
NASHVILLE, TN 37207

/s/ BRIAN KAHRS

Deputy Clerk