THIS INSTRUMENT WAS PREPARED BY:
EMILY C. GREEN, BPR #033317
JONES, GREEN, & TACKETT LAW, PLLC
108 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *Office* | (615) 433-5103 *Fax*
(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch# 549707 AFFIDAVITH
01/08/2021 09:01:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210108-0003714

AFFIDAVIT OF HEIRSHIP

Pursuant to Tenn. Code Ann. § 30-2-712

Address of New Owner	**Send Tax Bills To:**	**Map / Parcel**
Amanda Christine Harbin & Bobby Clymer 5220 Whites Creek Pike Whites Creek, TN 37189	Same	Map 22 Parcel 80

Comes now **STEPHANIE HOUSTON** (hereinafter "Affiant"), after first being duly sworn, states that he is an adult citizen and residing at 124 B South Cedar Street, Cross Plains, Robertson County, Tennessee, being forty-six (46) years of age (DOB 06/01/1974). Affiant has personal knowledge of the matters stated in this Affidavit.

On December 3, 2020, **PATSY RUTH CLYMER** died at the age of sixty-eight (68) years, a citizen and resident of Davidson County, Tennessee. A copy of the death certificate is attached as *Exhibit A*.

Patsy Ruth Clymer died intestate and was survived by her two biological children—Amanda Christine Harbin and Bobby Clymer. The estate of Patsy Ruth Clymer was not administered in any court of law.

At the time of her death, Patsy Ruth Clymer owned real property located at 5220 Whites Creek Pike, Whites Creek, TN 37189, and being more particularly described in deed of record in Book 9237, Page 888, Register's Office for Davidson County, Tennessee, to wit:

> This property situated in the 14th District of said County and State and being a portion of the C.S. Stanfield's Property, beginning at a nail in center of White's Creek Pike and being the Southeast corner of the James C. Stanfield's Lot thence

runs with center line of said Highway S. 33 deg. 45 min. E. 100 feet to a Nail; thence S. 28 deg. 15 min. E. 100 feet to another nail; thence S. 54 deg. W. 188 feet to a stake on creek bank; thence N. 22 deg. W. 200 feet to a post (which is southwest corner of J.C. Stanfield lot); thence with said line N. 52 deg. 30 min. E. 157 feet to the beginning, containing 0.80 acres, more or less, according to a survey made by Howard Greer, September 13, 1958.

Being the same property conveyed to Nancy Stanfield Greer and husband, Howard Greer, by Warranty Deed from C.S. Stanfield and wife, Mavourneen Stanfield, of record in Book 2809, Page 15, Register's Office for Davidson County, Tennessee, THE SAID Nancy Stanfield Greer having since died, the property vests solely I her surviving husband, Howard Greer, the Grantor herein.

Being the same property conveyed to Patsy Ruth Clymer, unmarried, by Warranty Deed from Howard Gree, Married, of record in Book 9237, Page 888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions and other matters:

1. Unrecorded easements for roads and utilities, if any.
2. Easement for water mains and appurtenances across front of property to Metropolitan Government, of record in Book 8248, Page 966, said Register's Office.

This is improved property known as 5220 Whites Creek Pike, Whites Creek, TN 37189.

Affiant would state that at the time of Patsy Ruth Clymer's death, all title and interest in the real property located at 5220 Whites Creek Pike, Whites Creek, Davidson County, Tennessee, vested in the sole residuary heirs-at-law, 50% to Amanda Christine Hardin and 50% to Bobby Clymer, as tenants in common.

Affiant would state that this affidavit will confirm the vesting of all interest and title to the real property located at 5220 Whites Creek Pike, Whites Creek, Davidson County, Tennessee, after the death of **PATSY RUTH CLYMER** in the sole residuary heirs-at-law, **AMANDA CHRISTINE HARDIN and BOBBY CLYMER** as tenants in common, pursuant to Tenn. Code Ann. § 31-2-104. Further, Affiant saith not.

This the 17th day of Dec., 2020.

Stephanie Houston
STEPHANIE HOUSTON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, a Notary Public in for and for said county and state, the within named individual, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand this 17th day of Dec., 2020.

NOTARY PUBLIC

2/28/23
My Commission Expires

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 078997

1. Decedent's Legal Name				2. Sex	3. Date of Death
PATSY RUTH CLYMER				FEMALE	12/03/2020
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**		
11:03 AM	68	02/29/1952	NASHVILLE, TN		
8a. Place of Death					
ER/OUTPATIENT					
8b. Facility Name		**8c. City or Town**		**8d. County of Death**	
NORTHCREST MEDICAL CENTER - SPRINGFIELD		SPRINGFIELD		ROBERTSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**		**11b. Kind of Business/Industry**	
WIDOWED		TECHNICIAN		WATER COMPANY	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**		**13c. City or Town**	
-5009	TENNESSEE	DAVIDSON		WHITES CREEK	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
5220 WHITES CREEK PIKE		NO	37189	NO	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**		
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		WHITE		
18. Father's Name		**19. Mother's Name Prior to First Marriage**			
JAMES KING		ILLA RUTH SPIVEY			
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**			
AMANDA HARBIN	DAUGHTER	1707 MARTINDALE DR, SPRINGFIELD, TN 37172			
21a. Method of Disposition	**21b. Place of Disposition**		**21c. Location**		
CREMATION	TLC MORTUARY SERVICES		GREENBRIER, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**		**22d. License Number**	
▶ /e/ PHYLLIS A CRAWFORD-ODOM	4791	▶			
23a. Name and Address of Funeral Home				**23b. License Number**	
TLC MORTUARY SERVICES, LLC, 2658 HWY 41 SOUTH, GREENBRIER, TN 37073				1275	
24. Registrar's Signature			**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III			12/13/2020		

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	27b. License Number	27c. Date Signed
▶ /e/ MY NGUYEN	28618	12/11/2020

27d. Name and Address: MY NGUYEN 3441 DICKERSON PIKE, NASHVILLE, TN 37207

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. VFIB	
	b. FAILURE TO THRIVE	
	c. ABSCESS/PNEUMONIA	
	d. LUNG CANCER	

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

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

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	YES	NOT PREGNANT WITHIN PAST YEAR

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

PH-1659E RDA 10112

12586521

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 certific document is prohibited.

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

1 2 5 8 6 5 2 1

Edward G. Bishop III — State Registrar
Lisa Piercey, MD, MBA, FAAP — Commissioner

Date Issued: Dec 14 2020

CERTIFICATION OF VITAL RECORD