THIS INSTRUMENT PREPARED BY: **Larry D. Cantrell, Attorney** **Larry D. Cantrell, Attorney at Law, P.C.** **2412 Eugenia Avenue** **Nashville, TN 37211-2115**	**SEND TAX BILLS TO:** **Sally Maureen (Dunn) Thompson** **644 Roxanne Drive** **Antioch, TN 37013**
This transfer is exempt from recording tax pursuant to T.C.A. §67– 4 – 09(a)(3)(D) and oath pursuant to T.C.A. §67 – 4 – 409(a)(5) .	**Note to Register of Deeds, index as:** **Tennie Opal B. Dunn, Grantor** **Sally Maureen (Dunn) Thompson, Grantee**
	Map 147-062, **Parcel 0-015.00**

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

Karen Johnson Davidson County
Batch# 554792 **AFFIDAVITH**
01/15/2021 08:24:47 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20210115-0006836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. I am the Daughter of **Tennie Opal B. Dunn** and over eighteen (18) years of age.

2. **Tennie Opal B. Dunn**, a resident of Davidson County, State of Tennessee, died October 4, 2020, as evidenced by a copy of the Certificate of Death which is attached as **Exhibit A**, held a fee simple interest as the surviving Tenant by the Entirety having survived her Husband **William Lafeyette Dunn, Jr.** as evidenced in an Affidavit of Inheritance (Real Estate) the same being recorded in Instrument Number 20150128 – 0008 – 163 in the following described real estate:

Being Lot No. 400 on the Plan of Caldwell Hall, Section IV, of record in Book 3106, Page 1, Register's Office for said County,

Said lot Fronts 89.55 feet on the southerly side of Garrett Drive and extends back 144.0 feet on the easterly line and 145.6 feet on the westerly line to a dead line measuring 85.05 feet thereon.

Being part of the property conveyed to **Farries G. Bailey**, Trustee, by deed from **Rogers Caldwell,** et al, Trustees, as of record in Book 2862, Page 574, up to December 5, 1960, and since time title is in **Elmer D. Davies, Jr**. and **Andrew Ewing**, as Substitute Trustees, under an instrument of record in Book 3164, Page 75, and said instrument further provides that either may execute any conveyance in connection therewith, Said instruments being recorded in Register's Office for Davidson County, Tenn.

The above conveyance is expressly subject to the following:

1. Restrictions recorded prior to February 15, 1950, in Book 1788, page 108, and restrictions recorded January 30, 1961, in Book 3179, Page 587, Register's Office for Davidson County, Tenn.

2. The recorded plan above an Owner's Certificate, a 30-foot set back line from Garrett Drive, a 10-foot easement for public utilities along the southerly rear line and an easement 5-feet wide along the west side line of the 1st for underground telephone cables and wires.

Sally Maureen (Dunn) Thompson received a one hundred (100%) interest in the real estate described above by virtue of being the sole and only heir of the testate estate of **Tennie Opal B. Dunn** said Estate was duly probated in the Seventh Circuit (Probate Division) of Davidson County, State of Tennessee, **Case No. 20P - 1888.**

The release from Tennessee TennCare is attached as **Exhibit B.**

There are no debts or encumbrances remaining that are not listed in this Affidavit of Heirship that are or might become a lien on the interest in the described real estate.

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 3222, Page 613**, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 211 Garrett Drive, Nashville, TN 37211.

This conveyance is subject to any and all existing restrictions, easements of record and any and all Governmental zoning and subdivision ordinances or regulations in effect thereon.

Further affiant sayeth not.

Sally Maureen (Dunn) Thompson

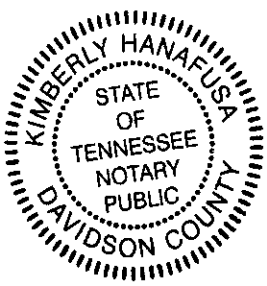
SALLY MAUREEN (DUNN) THOMPSON

Sworn to and subscribed before me this the 12TH day of JANUARY, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and aforesaid, personally appeared **Sally Maureen (Dunn) Thompson** 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 she executed the foregoing instrument for the purposes therein contained as her 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 12TH day of JANUARY, 2021.



Notary Public

My Commission Expires: 5/7/24

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 063011

1. Decedent's Legal Name: TENNIE OPAL DUNN			2. Sex: FEMALE	3. Date of Death: 10/04/2020
4. Time of Death (Approx.): 16:00	5a. Age: 91	6. Date of Birth: 06/03/1929	7. Birthplace: CUMBERLAND FURNACE, TN	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 211 GARRETT DRIVE		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: PAYROLL CLERK		11b. Kind of Business/Industry: TELECOMMUNICATIONS
12. Social Security Number: [illegible]-9962	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 211 GARRETT DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37211	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: EDWARD E BATSON		19. Mother's Name Prior to First Marriage: EARLENE HARVEY		
20a. Informant's Name: SALLY THOMPSON	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 644 ROXANNE DRIVE, ANTIOCH, TN 37013		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: SPRING HILL CEMETERY	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ CHAD SCOTT KEEL	22b. License Number: 16297	22c. Signature of Embalmer: ▶ /e/ JASON QUESENBERRY		22d. License Number: 20120
23a. Name and Address of Funeral Home: SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216				23b. License Number: 1046
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 10/14/2020		

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.

26c. Certifier: ▶ /e/ LUIS FERNANDEZ	26b. License Number: 36604	26c. Date Signed: 10/13/2020

26d. Name and Address: LUIS FERNANDEZ 2325 CRESTMOOR ROAD STE 201, NASHVILLE, TN 37215

27. 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):	a. PERSISTENT ATRIAL FIBRILLATION	YEARS
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	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: HYPERTENSIVE HEART DISEASE WITHOUT CHF, ACQUIRED HYPOTHYROIDISM,

28a. Was an Autopsy Performed?: NO
28b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: 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

11936192

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 9 3 6 1 9 2

Date Issued: Oct-14-2020

CERTIFICATION OF VITAL RECORD

EXHIBIT A

COPY

EFILED 12/15/20 11:59 AM CASE NO. 20P1888 Richard R. Rooker, Clerk

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

11/10/2020

LARRY CANTRELL
LEGAL COUNSEL
2412 EUGENIA AVE
NASHVILLE, TN 37211

RE: TENNIE DUNN
Last Four Of SSN [redacted]

Dear LARRY CANTRELL:

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

EXHIBIT B