Karen Johnson Davidson County
Batch# 597594 AFFIDAVIT
03/22/2021 02:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210322-0037708

THIS INSTRUMENT
PREPARED BY:
Tressler & Associates, LLC
212 N. Castle Heights Ave.
Lebanon, TN 37087

Parcel 032 15 0 029.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Now comes **Karen Cunningham**, having been first duly sworn and on their oath does depose and state that she is of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiants reside at the following addresses:

   Karen Cunningham

   2459 Wellington Chase Road

   Concord, NC 28027

2. That Affiant has personal knowledge of the family of **Lloyd Allen Cannon**, Decedent, by reason of the following:

   The Affiant is the step-daughter of **Lloyd Allen Cannon**.

3. That **Lloyd Allen Cannon**, Decedent, passed away on June 29, 2019 and at the time of his death he owned all of the ownership interest in the property known as **104 Grandville Court**, Nashville, Tennessee, County of Davidson, described below.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of his death, the Decedent was married to **Kathleen Arzelia Gibbs** and they owned the property at 104 Grandville Court, Nashville, Tennessee, County of Davidson,

6. That the Decedent has two children.

7. That the following persons, being over the age of eighteen (18), constitute the only potential heirs at law of the Decedent at the time of his death:

Name	Relationship to Decedent
Kathleen Arzelia Gibbs	**wife**

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased him.

9. That no other person or entity has any right or interest in the property located at:

104 Grandville Court, Nashville, Tennessee, County of Davidson, other than: **Kathleen Arzelia Gibbs**

See attached Exhibit A and Exhibit B

Property legal description is as follows:

All that certain parcel of land situated in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: Being Lot No. 10 on the Plat of Grand Villa, Section 1, as of record in Book 4675, page 30, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 195.31 feet on the north margin of Grandville Court and extends back 256.18 feet on the east line and 233.50 feet on the west line, to a line on the rear on which measures 190 feet. Tax id # 032 15 0 029.00

Being the same property conveyed to Lloyd Cannon, a married man by Quitclaim Deed from Lloyd Cannon, who took title as a single man but is now married, dated February 19, 2016 and of record in Instrument Number 20160307-0021534, Register's Office for Davidson County, Tennessee.

Lloyd Allen Cannon passed away on June 29, 2019, and remained married to Kathleen Arzelia Gibbs, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Kathleen Arzelia Gibbs as surviving tenant by the entirety.

This is IMPROVED property, known as 104 Grandville Court, Nashville, TN 37207.

Further affiants sayeth not.

Karen Cunningham

3/5/21
Dated

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Karen Cunningham**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 5th day of March, 2021.

Notary Public

My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 037364

DECEDENT

1. DECEDENT'S LEGAL NAME: LLOYD ALLEN CANNON
2. SEX: MALE
3. DATE OF DEATH: 06/29/2019
4. TIME OF DEATH (Approx.): 07:20
5a. AGE: 78
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 05/03/1941
7. BIRTHPLACE: NASHVILLE, TN
8a. PLACE OF DEATH: INPATIENT
8b. FACILITY NAME: TRISTAR SKYLINE MEDICAL CENTER
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name prior to first marriage): KATHLEEN LEWIS
11a. DECEDENT'S USUAL OCCUPATION: AVIATION MACHINIST
11b. KIND OF BUSINESS/INDUSTRY: AVCO TECHNOLOGIES
12. SOCIAL SECURITY NUMBER: 396
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 104 GRANDVILLE CT
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37207
14. WAS DECEDENT EVER IN US ARMED FORCES?: YES
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: BLACK OR AFRICAN AMERICAN

PARENTS

18. FATHER'S NAME: HUBERT COSTELLO CANNON
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: KATHERINE HILL

DISPOSITION

20a. INFORMANT'S NAME: KATHLEEN GIBBS-CANNON
20b. RELATIONSHIP TO DECEDENT: WIFE
20c. MAILING ADDRESS: 104 GRANDVILLE CT, NASHVILLE, TN 37207
21a. METHOD OF DISPOSITION: CREMATION
21b. PLACE OF DISPOSITION: WEST HARPETH CREMATORY
21c. LOCATION: NASHVILLE, TN
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ JONATHAN SCOTT KEENE
22b. LICENSE NUMBER: 5939
22c. SIGNATURE OF EMBALMER:
22d. LICENSE NUMBER:
23a. NAME AND ADDRESS OF FUNERAL HOME: NASHVILLE FUNERAL AND CREMATION, 210 MONTLAN STREET, NASHVILLE, TN 37203-7505
23b. LICENSE NUMBER: 1136

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G BISHOP III
25. DATE FILED: 07/08/2019

CERTIFIER

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: /s/ ROBERT MILDENHALL
27b. LICENSE NUMBER: 56388
27c. DATE SIGNED: 07/08/2019
27d. NAME AND ADDRESS: ROBERT MILDENHALL, 3443 DICKERSON PIKE SUITE 680, NASHVILLE TN 37207

MEDICAL CERTIFICATION

PHYSICIAN OR MEDICAL EXAMINER: RECEIVING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

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.

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. ACUTE HYPOXIC RESPIRATORY FAILURE — APPROXIMATE INTERVAL: ONSET TO DEATH: DAYS
DUE TO (OR A CONSEQUENCE OF)
b. CARDIAC ARREST — DAYS
DUE TO (OR A CONSEQUENCE OF)
c. CIRCULATORY SHOCK — DAYS
DUE TO (OR A CONSEQUENCE OF)
d.

UNDERLYING CAUSE (Disease or condition that initiated the events resulting in death) LAST

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

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

PH-1659 (Rev. 5-2017) RDA 10112

11839624

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

11839624

Date Issued: Jan-14-2020

CERTIFICATION OF VITAL RECORD

202103220037708

Exhibit B

Certificate of Marriage

STATE OF TENNESSEE

COUNTY OF DAVIDSON

To Anyone Legally Authorized to Celebrate the Rites of Matrimony
You Are Hereby Licensed to Celebrate the

Rites of Matrimony

Between *Lloyd Allen Cannon* 73 AGE

and *Kathleen Arzelia Gibbs* 71 AGE

and for so doing this shall be your warrant.

Given under my hand and official seal, this *28th* day of *July* in the year of our Lord Two Thousand *Fourteen*

Brenda Wynn
COUNTY CLERK

BY: *J. Jones*
DEPUTY CLERK

By Virtue of A License from the Davidson County Clerk,
I have this day celebrated the Rites of Matrimony between
The parties herein named, as authorized in the foregoing license.

Given under my hand this the *16* day of *August* A.D. *2014*

Book No. *0233*
Page No. *492*

Jeffrey S. Boland
SIGNATURE OF OFFICIANT

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according ~~to law~~.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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