This instrument prepared by:
NOTESTINE LAW FIRM
Trent North Notestine, BPR # 37211
Robert Elliott Graves, BPR #36809
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 8032 Pine Forest Drive
Nashville, Tennessee 37221
Davidson County, Tennessee
Map & Parcel: 128-10-A-54CO

Karen Johnson Davidson County
Batch# 618361 AFFIDAVITH
04/19/2021 03:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210419-0052275

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Robert Dale Lambert, being first duly sworn, deposes and states, under oath as follows:

A. Laverne Elliott owned a certain parcel of real property described as and located at 8032 Pine Forest Drive, Nashville, Tennessee 37221 (the Property). This property was owned by Laverne Elliott **[See Exhibit A - Deed to Laverne Elliott]**. This Property is described as:

LAND in Davidson County, Tennessee, being Lot No.38 on the Plan of Section Two, Pine Forest of record in Book 11700, Pages 3, 4, 5, and 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation and Phillips Builders, Inc., a Tennessee Corporation of record in Book 11518, Page 791, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

B. Laverne Elliott passed away on December 4, 2020. At the time of her death Laverne Elliott did not have a will. **[See Exhibit B - Death Certificate]**.

C. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103. At the time of her passing, Laverne Elliott had only one heir at law, her son, Ronald Elliott. Therefore, Ronald Elliott has become the new owner of The Property mentioned hereinabove.

D. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he knowingly has made any false statements herein.

E. The Affiant, Robert Dale Lambert, knew LaVerne Elliott as a close personal friend for many years. Affiant, Robert Dale Lambert, currently resides at 2151 Bayport Ave., Old Hickory,TN 37138.

FURTHER THE AFFIANT SAITH NOT.

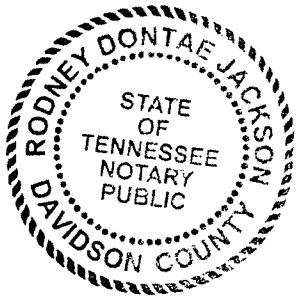
[Affiant's Signature]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed, sworn to, and acknowledged before me by Robert Dale Lambert, the affiant, and subscribed and sworn to before me on this 3rd day of April 2021.

NOTARY PUBLIC

My Commission Expires: 11-06-2024



WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,675.00 LaVerne Elliott Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2001. Shelly A. Gardner Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Shelly A. Gardner My Commission Expires May 26, 2002	

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaVerne Elliott	LaVerne Elliott	128-10-A-54CO
(NAME)	(NAME)	
8032 Pine Forest Drive	8032 Pine Forest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaVerne Elliott, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No.38 on the Plan of Section Two, Pine Forest of record in Book 11700, Pages 3, 4, 5, and 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation and Phillips Builders, Inc., a Tennessee Corporation of record in Book 11518, Page 791, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 8032 Pine Forest Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of July, 2001.

Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lyon, Asst Sec
Ruth Lyon, Assistant Secretary

Davidson County DEEDMRR
Recvd: 07/25/01 09:51 2pgs
Fees:13.00 Taxes:938.00
20010725-0078797

Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Edward Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1999.

Kelly Harrison
NOTARY PUBLIC
My Commission Expires: 10-22-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Edward Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Phillips Builders, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1999.

Kelly Harrison
NOTARY PUBLIC
My Commission Expires: 10-22-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Deborah H. Bernie
Affiant

Subscribed and sworn to before me this 4th day of June, 1999.

Kimberly R. Doughter
Notary Public
My commission expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QCD 400

059753

IDENTIFICATION REFERENCE

99 JUN -9 AM 9:22

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7259 06/09 0101 03CHECK 14.00

EFILED 02/02/21 03:20 PM CASE NO. 21P235 Richard R. Rooker, Clerk

EFILED 02/02/21 01:37 PM CASE NO. 21P226 Richard R. Rooker, Clerk

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 2020 081336

1. Decedent's Legal Name: LAVERNE VANESSA ELLIOTT			2. Sex: FEMALE	3. Date of Death: 12/04/2020
4. Time of Death (Military): 02:00 AM	5a. Age: 66	6. Date of Birth: 05/09/1954	7. Birthplace: DYERSBURG, 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: DIVORCED	10. Surviving Spouse (Name prior to first marriage):	11a. Decedent's Usual Occupation: AUDITOR	11b. Kind of Business/Industry: INTERNAL REVENUE SERVICE	
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE	
13d. Street and Number: 4002 PINE FOREST DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37221	14. Was Decedent ever in U.S. Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN	
18. Father's Name: BECKINLEY WILLIAMS			19. Mother's Name Prior to First Marriage: BLANCHE PARR	
20a. Informant's Name: PATRICIA SUZETTE BIRDSONG	20b. Relationship to Decedent: SISTER	20c. Mailing Address: 1324 HAVEN BROOK DRIVE, NASHVILLE, TN 37207		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: GREENWOOD CEMETERY NORTH	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ BYRETTA LAWRENCE BRODY	22b. License Number: 5130	22c. Signature of Embalmer: ▶ /e/ Terrell Andre Brody	22d. License Number: 4137	
23a. Name and Address of Funeral Home: TERRELL BRODY FUNERAL HOME, INC., 3355 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2219			23b. License Number: 1137	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 12/21/2020		

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/ TIMOTHY MYERS	27b. License Number: 036258	27c. Date Signed: 12/18/2020

27d. Name and Address: TIMOTHY MYERS 6186 MONARCH COURT, BRENTWOOD, TN 37027

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)	a. CONGESTIVE HEART FAILURE	
Sequentially list conditions, if any, leading to the immediate cause. 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 RELATED TO 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: NATURAL	31. Did Tobacco Use Contribute to Death?: PROBABLY	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

12626670

I hereby certify the above to be a true and correct representation of the record or document on file in the department. This certified copy is valid only when printed on security paper showing the [illegible] of the Tennessee Department of Health. Alteration or erasure voids this certified document is prohibited.

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

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

Exhibit B

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state, Robert J. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

(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).