This Instrument Prepared By:
Mark C. Scruggs, Attorney
Johnson, Scruggs & Barfield
95 White Bridge Road, Suite 508
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 669196 AFFIDAVITH
07/01/2021 10:21:27 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210701-0089172

NEW OWNER(S): Rick P. Tomlin & Dale E. Tomlin

SEND TAX NOTICES TO: 119 Crockett Court, Smyrna, TN 37167

MAP PARCEL NUMBER: 149 09 0 007.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Rick P. Tomlin and Dale E. Tomlin, after being first duly sworn on oath, state that we are of lawful age and based upon our personal knowledge further depose and state as follows:

1. **Herman Paul Tomlin, Jr.**, died on January 15, 2021 at Nashville, Tennessee. At the time of his death, he was a resident of Davidson County, Tennessee residing at 4692 Dowdy Drive, Antioch, Tennessee 37013. Mr. Tomlin owned this property with his wife, Marjorie R. Tomlin, at tenants by the entirety. Marjorie Tomlin died on December 28, 2011 and Mr. Tomlin received full title at that time. A copy of Herman Paul Tomlin, Jr.'s, death certificate is attached as Exhibit 1. Mr. Tomlin died intestate leaving two heirs; to wit: Rick P. Tomlin and Dale E. Tomlin.

2. The real property to which this Affidavit applies is located at 4692 Dowdy Drive, Antioch, TN 37013 and more fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Hazelwood, Section 7, as of record in Book 3842, Page 152, Register's Office for said County.
>
> Said Lot No. 69 being described as follows: Beginning at a point on the easterly side of Dowdy Drive, the common corner of Lots Nos. 68 and 69; thence along the margin of said Drive, southwardly 65.37 feet to a monument marking the beginning of a curve; thence around said curve southeastwardly 39.26 feet to a

monument on the northerly side of Richards Road; thence along the margin of said Road, eastwardly 95.43 feet to a monument; thence northwardly 100.89 feet to the common rear corner of Lots Nos. 68 and 69; thence on the line between said two lots, 121.25 feet westwardly to the point of beginning.

Being the same property conveyed to Herman Paul Tomlin, Jr. and wife, Marjorie R. Tomlin by deed from John Gordon Ruth and wife, Sandra K. Ruth by Deed of record in Book 4631, page 35, Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants of record in Book 4177, page 805, said Register's Office; easements and setback lines as set forth on the above plan of record;

This is improved property known as 4692 Dowdy Drive, Antioch, TN 37013.

(A copy of the above-referenced deed is attached as Exhibit 2.)

3. At the time of **Herman Paul Tomlin, Jr.'s** death, the Decedent resided at 4692 Dowdy Drive, Antioch, TN 37013.

4. The Decedent, **Herman Paul Tomlin, Jr.**, died intestate.

5. Affiants make oath that they inherit all the right, title and interest to the property owned by the Decedent, **Herman Paul Tomlin, Jr.**, at the time of his death by laws of descent and distribution and being the sole heirs to the Decedent's estate.

6. That to the best of the Affiants' knowledge, they are unaware of either the existence of any Last Will and Testament of **Herman Paul Tomlin, Jr.,,** Decedent, or the intent on the part of any person or entity to probate the estate of **Herman Paul Tomlin, Jr.**.

7. That to the best of the Affiants' knowledge, there are no claims against the estate of **Herman Paul Tomlin, Jr.** that have not been satisfied, including without limitation, any claim by TennCare and that all taxes against the estate of **Herman Paul Tomlin, Jr.** have been satisfied.

8. Tennessee Code Annotated § 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him or her to be false, or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction, shall be imprisoned in the penitentiary for not less than one, nor more than five years.

FURTHER AFFIANTS SAITH NOT.

Rick P. Tomlin, *Affiant*

Dale E. Tomlin, *Affiant*

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Rick P. Tomlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of June, 2021.

Notary Public
My Commission Expires: 09-19-2022

ANGELA LAMBERT NOTARY PUBLIC EXPIRES TENNESSEE Sept 19, 2022 RUTHERFORD COUNTY

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STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Dale E. Tomlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of June, 2021.

Notary Public
My Commission Expires: 09-19-2022

ANGELA LAMBERT NOTARY PUBLIC EXPIRES TENNESSEE Sept 19, 2022 RUTHERFORD COUNTY

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2021 003248

1. Decedent's Legal Name				2. Sex	3. Date of Death
HERMAN PAUL TOMLIN JR.				MALE	01/15/2021
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace		
UNKNOWN	83	12/16/1937	NASHVILLE, TN		
8a. Place of Death					
DECEDENTS HOME					
8b. Facility Name		8c. City or Town		8d. County of Death	
4692 DOWDY DR.		ANTIOCH		DAVIDSON	
9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry	
WIDOWED		FIRE FIGHTER		GOVERNMENT	
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town	
1239	TENNESSEE	DAVIDSON		ANTIOCH	
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?	
4692 DOWDY DR.		YES	37013	NO	
15. Decedent's Education		16. Decedent of Hispanic Origin?		17. Decedent's Race	
HIGH SCHOOL GRADUATE OR GED COMPLETED		NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name		19. Mother's Name Prior to First Marriage			
HERMAN PAUL TOMLIN SR.		DOROTHY NICKENS			
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address			
RICK P. TOMLIN	SON	119 CROCKETT COURT, SMYRNA, TN 37167			
21a. Method of Disposition	21b. Place of Disposition		21c. Location		
BURIAL	WOODLAWN MEMORIAL PARK		NASHVILLE, TN		
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number	
▶ /e/ JAMES R PADGETT	5534	▶ /e/ Michelle Petrino-Givens		4188	
23a. Name and Address of Funeral Home				23b. License Number	
WOODLAWN-ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 660 THOMPSON LANE, NASHVILLE, TN 37204-0407				933	
24. Registrar's Signature		25. Date Filed			
▶ /e/ EDWARD G BISHOP III		01/19/2021			

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/ MARGARET M STOLZ	015472	01/19/2021

27d. Name and Address: MARGARET M STOLZ 300 20TH AVE N, 7TH FLOOR, NASHVILLE, TN 37203

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. CORONARY ARTERY DISEASE	YEARS
	b. DIFFUSE ATHEROSCLEROSIS	
	c. DIABETES	
	d. OBESITY	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: HYPERTENSION, ATRIAL FIBRILLATION

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	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-1659E

RDA 10112

12694299

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 certificate. Reproduction of this document is prohibited.

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

12694299

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

Date Issued: Jan 19 2021

CERTIFICATION OF VITAL RECORD

BOOK 4631 PAGE 35 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,950.00

Herman Paul Tomlin, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 72

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman Paul Tomlin, Jr. (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	
790 Richards Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	149-9
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	7

FOR AND IN 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 John Gordon Ruth and wife, Sandra K. Ruth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman Paul Tomlin, Jr., and wife, Marjorie R. Tomlin

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, beingLot No. 69 on the Plan of Hazelwood, Section 7, as of record in Book 3842, page 152, Register's Office for said County.

SAID Lot No. 69 being described as follows: BEGINNING at a point on the easterly side of Dowdy Drive, the common corner of Lots Nos. 68 and 69; thence along the margin of said Drive, southwardly 65.37 feet to a monument marking the beginning of a curve; thence around said curve southeastwardly 39.26 feet to a monument on the northerly side of Richards Road; thence along the margin of said Road, eastwardly 95.43 feet to a monument; thence northwardly 100.89 feet to the common rear corner of Lots Nos. 68 and 69; thence on the line between said two lots, 121.25 feet westwardly to the point of beginning.

BEING the same property conveyed to John Gordon Ruth and wife, Sandra K. Ruth by deed from R. B. Woodruff and wife, Margrette D. Woodruff, of record in Book 4255, page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4177, page 805, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is {unimproved} {x} improved property, known as 790 Richards Road, Antioch, Tennessee 37013
(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 our hand s this 22nd day of August, 19 72

John Gordon Ruth

Sandra K. Ruth

STATE OF TENNESSEE
Davidson County

BOOK 4631 PAGE 36

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gordon Ruth and wife, Sandra K. Ruth

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August 1972

Commission expires 11/8/75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

File in box # 4

WARRANTY DEED

FROM JOHN GORDON RUTH, ET UX

TO HERMAN PAUL TOMLIN, JR., ET UX

B 72906

IDENTIF. REFERENCE

AUG 24 8 29 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Herman P. Tomlin Jr.
c/o Hermitage Savings
3618 Lebanon Rd
Nashville, Tenn. 37211

AUG24	CONV	19,950.00			
AUG24	STAX		A*	51.74	
AUG24	PRFEE		A*	.50	
AUG24	MTDEED		A*	4.00	* 56.24