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:** **Jamie C. Whitmore** **3229 B Lakeshore Drive** **Old Hickory, TN 37138**
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:** **Richard Timothy Whitmore, Grantor** **Jamie Chasteen Whitmore, Grantee**
Karen Johnson Davidson County Batch# 679415 **AFFIDAVITH** 07/19/2021 01:31:55 PM 6 pgs Fees: $32.00 Taxes: $0.00 20210719-0096708	**Map 054-13-0,** **Parcel 32.00**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. **Richard Timothy Whitmore** a resident of Davidson County, State of Tennessee, who died December 5, 2020 as evidenced by a copy of the Certificate of Death attached as **Exhibit A**, held a:

Fee Tenants by the Entirety interest in the following described real estate:

Land in Davidson County, Tennessee BEING part of Lot 13, Section 1 of the Life & Casualty Insurance Company's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan is recorded in Book 843, page 56 of the Register's Office of Davidson County, Tennessee. Said tract is more fully described as follows:

BEGINNING at a point in the center of Pitts avenue 1,351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Lane, thence south 64 degrees 38' east a distance of 855 feet to a point in the easterly boundary of the original United States Government reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance 265 feet to a point, thence north 74 degrees 51

minutes west a distance 731.9 feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beginning comprising an area of 3.177 acres more or less.

Being a part of the same property conveyed to Richard T. Whitmore and Stacey Ann Whitmore by deed from Mark S. Bryant, Trustee under the revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as restated and amended dated October 26, 2015, and also executed by James M. Bryant, of record as instrument No. 20170303-0021433, Register's Office for Davidson County, Tennessee. See instrument for Correction of said Warranty Deed of record as Instrument No. 20170724-0074625, said Register's Office.

Included in the above description, but excluded therefrom is that portion of the above property previously conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76 as follows:

Beginning at a metal fence post in the southeasterly corner of the Mae Bryant property, said point also being a point in the northerly line of the Huffine property of record in book 917, page 387 R.O.D.C.; thence with Huffines north line S 64°38' E 584.9 feet to a point; thence N 3°03' W 265.0 feet to a point in the southerly margin of the Elkins property of record in book 1166 page 279 R.O.D.C.; thence with Elkins south line N 74° 30'13" W 491.84 feet to a point in Bryants easterly line; thence with the same S 15° 23' 13" W 151.04 feet to the point of beginning. Included in the conveyance is a 20' access easement across the said May Bryant's property described according to said survey as follows: Said easement fronts 20 feet on the easterly margin of Lakeshore Drive and extends back between parallel lines approximately 260.88 feet to the James McDonald Bryant property.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACKLINES, AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION 1 OF THE LIFE AND CASUALTY COMPANY'S SUBDIVISION PROPERTY OF RECORD IN BOOK 843, PAGE 56 REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY, BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX,

FAMILIAL STATUS, OR NATIONAL ORIGIN, AND SUBJECT TO ANY EASEMENTS VISIBLE BY AN INSPECTION OF THE PREMISES.

The undersigned received a one hundred (100%) interest in the real estate described above by virtue of:

Being the surviving tenant of the above described real property by operation of Tennessee State Statute **(T.C.A.) §36-3-505** as it applies to property owned as Tenants by the entirety by the deceased **Richard Timothy Whitmore,** and the surviving Tenant by the Entirety **Jamie Chasteen Whitmore.** The Last Will and Testament of **Richard Timothy Whitmore** is filed in the in the Probate Clerk's Office of Davison County, State of Tennessee Docket **Number 21P – 183.**

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

This conveyance is subject to all easement, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record and Deed of Trust recorded July 24, 2017 .as Instrument 20170724-00704627 Register's Office of Davidson County, Tennessee.

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 as Instrument 20170724-0074626 Register's Office of Davidson County, Tennessee.

This property is improved property known as 3229 Lakeshore Dr., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantor covenants with Grantee that grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Further affiant sayeth not.

Jamie Chasteen Whitmore
JAMIE CHASTEEN WHITMORE

Sworn to and subscribed before me this the 30TH day of JUNE, 2021.

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/7/24

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 **Jamie Chasteen Whitmore** 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 30TH day of JUNE, 2021.

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/7/24

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 078053

1. Decedent's Legal Name: RICHARD TIMOTHY WHITMORE				2. Sex: MALE	3. Date of Death: 12/05/2020
4. Time of Death (Approx.): 06:29 AM	5a. Age: 67	6. Date of Birth: 10/10/1953	7. Birthplace: PENSACOLA, FL		
8a. Place of Death: DECEDENT'S HOME					
8b. Facility Name: 3229B LAKESHORE DR.			8c. City or Town: OLD HICKORY	8d. County of Death: DAVIDSON	
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): JAMIE CHASTEEN		11a. Decedent's Usual Occupation: ELECTRICAL ENGINEER	11b. Kind of Business/Industry: NES	
12. Social Security Number: -4295	13a. Residence-State or Foreign Country: TENNESSEE		13b. County: DAVIDSON	13c. City or Town: OLD HICKORY	
13d. Street and Number: 3229B LAKESHORE DR.		13e. Inside City Limits?: YES	13f. Zip Code: 37138	14. Was Decedent ever in US Armed Forces?: NO	
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE		
18. Father's Name: WILLIAM SIMMONS WHITMORE			19. Mother's Name Prior to First Marriage: VIRGINIA LEE CUMMINGS		
20a. Informant's Name: JAMIE CHASTEEN WHITMORE	20b. Relationship to Decedent: WIFE		20c. Mailing Address: 3229B LAKESHORE DR., OLD HICKORY, TN 37138		
21a. Method of Disposition: CREMATION		21b. Place of Disposition: MUSIC CITY CREMATORY SERVICE		21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ JONATHAN SCOTT KEENE		22b. License Number: 5939	22c. Signature of Embalmer: ▶	22d. License Number	
23a. Name and Address of Funeral Home: TRISTAR CREMATION, 4962 LEBANON ROAD, OLD HICKORY, TN 37138				23b. License Number: 1355	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 12/09/2020		

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/ DAVID MCRAY	27b. License Number: 19791	27c. Date Signed: 12/08/2020
27d. Name and Address: DAVID MCRAY 1718 PATTERSON STREET, 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. HEPATOCELLULAR CANCER WITH METASTASES	MONTHS
	b.	
	c.	
	d.	

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

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?: NO	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-1659E
RDA-10112

12624322

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

Edward G. Bishop III — State Registrar

Lisa Piercey, MD, MBA, FAAP — Commissioner of Health

1 2 6 2 4 3 2 2

Date Issued: DEC 11 2020

CERTIFICATION OF VITAL RECORD

COPY

EFILED 03/16/21 11:35 AM CASE NO. 21P183 Richard R. Rooker, Clerk

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

March 5, 2021

Larry D. Cantrell
2014 Eugenia Avenue
Nashville, TN 37211

RE: Whitmore, Richard Timothy Date of Death: 12/5/2020 SSN: [redacted]
Our File Number: 25090

Larry D. Cantrell:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release or payoff for a trust, please send a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

TennCare RFR Processing Unit

EXHIBIT B