Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville. TN 37215

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 689372 **AFFIDAVITH**
08/03/2021 11:23:16 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20210803-0104207

AFFIDAVIT OF HEIRSHIP

The undersigned, Affiants, being first duly sworn and according to law, being of lawful age and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following on his or her own free will and based upon personal knowledge and familiarity:

1. That we, **IRIS MICHELLE KNIGHT**, and **ANNE MARY SINGLETON** are the surviving sole heirs at law of the Decedent, **MARY ELEANOR GALLAGHER**.

2. The said **MARY ELEANOR GALLAGHER** (the "Decedent") died intestate on January 29th, 2021.

3. The said **MARY ELEANOR GALLAGHER**, at the time of her death, was widowed and had three natural children born to or adopted by her during her lifetime. She was survived by two natural daughters: **IRIS MICHELLE KNIGHT** and **ANNE MARY SINGLETON**.

4. The said **MARY ELEANOR GALLAGHER**, survived her son, **PAUL JOHN GALLAGHER** who died on July 1st, 2020 and had no children born to or adopted by him during his lifetime.

5. At the time of her death, the Decedent, **MARY ELEANOR GALLAGHER**, owned real property located at: **1416 Cardinal Avenue, Nashville, Davidson County, Tennessee 37216**; Tax Map 62-13, Parcel 32.00; and being more particularly described in deed of record in Instrument Number 20060807-0096229, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto as **Exhibit A**.

6. The Decedent, **MARY ELEANOR GALLAGHER**, did not receive TennCare Long-Term Services and Support and a State of Tennessee TennCare Release is attached hereto as **Exhibit B**.

7. This Affidavit shall confirm the vesting of title to the real property located at: **1416 Cardinal Avenue, Nashville, Davidson County, Tennessee 37216**, as more particularly described in **Exhibit A**, after the death of Decedent, **MARY ELEANOR GALLAGHER**, to her two surviving natural children: **IRIS MICHELLE KNIGHT** and **ANNE MARY SINGLETON**.

8. Further, **LARRY CUSSON**, being at least eighteen (18) years of age and a resident of: **4338 Calista Road, Cross Plains, Tennessee 37049**; and **BENJAMIN BRYNER**, being at least eighteen (18) years of age and a resident of: **429 Halltown Road, Portland, Tennessee 37188**, and after being duly sworn, under oath, depose that they are disinterested parties and that they were personally acquainted with the Decedent, **MARY ELEANOR GALLAGHER** during her lifetime and being familiar with her family history state that **MARY ELEANOR GALLAGHER** was widowed, survived by two of her natural children, **IRIS MICHELLE KNIGHT** and **ANNE MARY SINGLETON**, and she survived her son, **PAUL JOHN GALLAGHER** who had no children born to or adopted by him during his lifetime.

Further, Affiants saith not.

[SIGNATURE PAGES TO FOLLOW]

IRIS MICHELLE KNIGHT
Affiant

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2021.

Notary Public

My Commission Expires: 1/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **IRIS MICHELLE KNIGHT**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

ANNE MARY SINGLETON
Affiant

SUBSCRIBED AND SWORN TO before me this 30 day of July, 2021.

Notary Public

My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **ANNE MARY SINGLETON**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30 day of July, 2021.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

NOTARY PUBLIC

My Commission Expires: 1/25/22

LARRY CUSSON
Affiant

SUBSCRIBED AND SWORN TO before me this 27th day of July, 2021.

Notary Public My Commission Expires: 5-9-2023

PATRICIA B EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B. Eidson, a Notary Public in and for said County and State, **LARRY CUSSON**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN this the 27th day of July, 2021.

PATRICIA B EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 5-9-2023

BENJAMIN BRYNER
Affiant

SUBSCRIBED AND SWORN TO before me this 28th day of July, 2021.

Notary Public

My Commission Expires: 4/18/2022

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES APRIL 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SUANNE K. TOONK, a Notary Public in and for said County and State, **BENJAMIN BRYNER**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 4/18/2022

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES APRIL 18, 2022

Davidson County DEEDQC
Recvd: 06/07/06 15:50 2 pgs
Fees:12.00 Taxes:0.00
20060807-0096889

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Drive
Suite 401
Nashville, Tennessee 37217

QUITCLAIM DEED

Address New Owner:
Paul John Gallagher
1416 Cardinal Avenue
Nashville, TN 37216

Send Tax Bills To:
Paul John Gallagher
1416 Cardinal Avenue
Nashville, TN 37216

Map and Parcel:.
Map 62-13
Parcel 32

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **John Wadsworth Gallagher and wife, Mary E. Gallagher**, hereinafter referred to as the "GRANTOR" and **Paul John Gallagher**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, has this day quitclaimed unto, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 of Block "B" on the Map of Country Club Estates which is of record in Book 843, page 95, Register's Office for Davidson County, Tennessee and described as follows:

Said part of said Lot No. 7 fronts 50 feet on the westerly side of Martha Avenue (now Cardinal Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to John Wadsworth Gallagher and wife, Mary E. Gallagher on 05/12/1988, by deed from Roberta E. Hylton, unmarried, filed for record on 05/17/1988 in Book 7545, page 854, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN Witness Whereof, the undersigned has hereunto set their hands on this the 1 day of August, 2006.

John Wadsworth Gallagher
John Wadsworth Gallagher

Mary E. Gallagher
Mary E. Gallagher

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, appeared John Wadsworth Gallagher and wife, Mary E. Gallagher with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the above instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of August, 2006.

My commission expires:
9-22-07

BETH McDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

9-22-07 Beth McDowell
NOTARY PUBLIC

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 1 day of August, 2006.

My commission expires: 9-22-09

BETH McDOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

NOTE: The legal description has been furnished to the preparer by the Grantor, by third party or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FURTHER, Failure to record this document promptly at the appropriate Register of Deeds Office may seriously jeopardize your rights in the property.

Copy

EFILED 10/15/20 09:13 AM CASE NO. 20P1602 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

10/2/2020

KIMBERLEY JOHNSON
LEGAL COUNSEL
885 CONFERENCE DRIVE STE 50
GOODLETTSVILLE, TN 37072

RE: PAUL GALLAGHER
Last Four Of SSN [redacted]

Dear KIMBERLEY JOHNSON:

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

[redacted]