Owners:	Prepared by:
Carmon Nicole Ellis and Roy Todd Ellis 5839 Brentwood Trace Brentwood, TN 37027	Toni Waynick Rutgerson Attorney at Law 200 Nashboro Boulevard PO Box 17116 Nashville, TN 37217
Send tax notice to: Carmon Nicole Ellis 5839 Brentwood Trace Brentwood, TN 37027	Map, Group and Parcel No.: 160-14-0B-135.00

AFFIDAVIT OF HEIRSHIP (REAL ESTATE)

Karen Johnson Davidson County
Batch# 695800 AFFIDAVITH
08/12/2021 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210812-0108785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now the affiant, JOHNNY B. ELLIS, SR., Administrator for the Estate of Ronnie Earnest Ellis, being first duly sworn according to law, and being of lawful age, and pursuant to T.C.A. § 30-2-712, hereby swears to the following of the affiant's own free will and based upon the affiant's personal knowledge and familiarity:

1. Title for the below described property (the "Property") was vested in Ronnie Ellis (also known as Ronnie Earnest Ellis), being more particularly described as follows:

> Land in Davidson County Unit No. 5839 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for said County, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made . The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said county, amendment to Master Deed in Book 5524, Page 510, and amendment to By- Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Ronnie Ellis by deed from Liju John Varghese, married, of record as Instrument No. 20150102-0000287 in the Register's Office for Davidson County, Tennessee. Ronnie Ellis having died intestate on September 26, 2020, his estate having been administered in the Probate Court for Davidson County, Tennessee as Docket No. 20P1930, title to the property vested in Carmon Nicole Ellis and Roy Todd Ellis by operation of law.
>
> This is improved property known as:
> **5839 Brentwood Trace**
> **Brentwood, TN 37027**

2. Ronnie Earnest Ellis died intestate on September 26, 2020, as evidenced by a copy of his death certificate attached hereto as *Exhibit A*.
3. An estate was administered for Ronnie Earnest Ellis as Docket No. 20P1930 in the Probate Court for Davidson County, Tennessee.
4. A release from the Bureau of TennCare was received and is attached hereto as *Exhibit B*.
5. Ronnie Earnest Ellis was divorced at the time of his death.
6. Ronnie Earnest Ellis fathered and/or legally adopted two children: Carmon Nicole Ellis and Roy Todd Ellis.
7. Carmon Nicole Ellis and Roy Todd Ellis are the heirs at law of Ronnie Earnest Ellis.
8. By operation of law, at the death of Ronnie Earnest Ellis, fee simple title to the Property

vested in the heirs at law, Carmon Nicole Ellis and Roy Todd Ellis, each owning a one-half (1/2) undivided interest as tenants in common.

Further, affiant sayeth naught.

JOHNNY B. ELLIS, SR., ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JOHNNY B. ELLIS, SR., ADMINISTRATOR FOR THE ESTATE OF RONNIE EARNEST ELLIS, the within named affiant, 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 presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 11 day of AUGUST, 2021.

Notary Public
My Commission Expires: _____

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 11th day of August, 2021.

Affiant Signature Date 8/11/21

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 11 day of August, 2021.

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 061866

1. Decedent's Legal Name			2. Sex	3. Date of Death
RONNIE EARNEST ELLIS			MALE	09/26/2020
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
10:59 AM	59	06/17/1961	DALTON, GA	
8a. Place of Death				
ER/OUTPATIENT				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
TRISTAR SOUTHERN HILLS MEDICAL CENTER		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
DIVORCED		MAINTENANCE	CARPET MILL	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
[redacted]	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
5644 HIGHLAND WAY		YES	37211	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**		
JOHN W ELLIS		FRANCES G [redacted]		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
JOHNNY ELLIS	BROTHER	5644 HIGHLAND WAY, NASHVILLE, TN 37211		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	CHRIST CHURCH MEMORIAL GARDENS	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ WENDELL L. BYRD	2556	▶ /e/ Rick D Chester	3418	
23a. Name and Address of Funeral Home			**23b. License Number**	
WOODBINE FUNERAL HOME, INC - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211			780	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		10/09/2020		

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	**27b. License Number**	**27c. Date Signed**
▶ /e/ TIFFANY ELDER HINES	029991	10/07/2020

27d. Name and Address
TIFFANY ELDER HINES 1211 MEDICAL CENTER DR , NASHVILLE, TN 37232

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

[redacted]

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

[redacted]

29a. Was an Autopsy Performed? [redacted]

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:**
[redacted]	[redacted]	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

11936890

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

1 1 9 3 6 8 9 0

Date Issued: Oct-09-2020

CERTIFICATION OF VITAL RECORD

20210812010878S

EXHIBIT B

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

February 2, 2021

Toni W. Rutgerson
PO Box 17116
Nashville, TN 37217

RE: Ellis, Ronnie Earnest Date of Death: 9/26/2020 SSN: xxx-xx-5809
Our File Number: 21655

Toni W. Rutgerson:

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

Cc: toni@rutgersonlaw.com