THIS INSTRUMENT PREPARED BY:
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2412 EUGENIA AVENUE
NASHVILLE, TN 37211 -2115

SEND TAX BILLS TO:
BRYAN A. GRIMES
1974 OLD GREENBRIER PIKE
GREENBRIER, TN 37073

AFFIDAVIT OF INHERITANCE (REAL ESTATE)
712 CHADWELL DRIVE MADISON, TN 37115
PER T.C.A. § 30-2-712

Karen Johnson Davidson County
Batch# 747502 **AFFIDAVITH**
11/02/2021 08:49:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211102-0146298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:
Bert N. Grimes a resident of Davidson County, State of Tennessee, who died March 25, 2016 as evidenced by a copy of the Certificate of Death attached as **Exhibit A**, held a:

Joint Tenancy with right of survivorship in the following described real estate:

Land in Davidson County, State of Tennessee, described as follows to wit:

BEGINNING at a point the northerly margin of Chadwell Drive at the corner of Lots 118 and 119; thence with the line between said lots Northerly 151.52 feet to a point; thence westerly 158.35 feet to the Easterly margin of Saunders Drive; thence with the margin of the same Southerly 129.63 feet to the beginning of a curve; thence around said curve, Southerly 33.69 feet to the North margin of Chadwell Drive; thence with the margin of the same Easterly 145.06 feet to the beginning.

Being the same property conveyed to **Leta F. Grimes** and, **Bryan A. Grimes** by deed from **Leta F. Grimes** being Instrument Number 200190522 - 0048509, said Register's office, Davidson County, Tennessee.

At the time of her death **Leta F. Grimes,** was a Joint Tenant with right of survivorship with **Bryan A. Grimes** of the herein listed property by virtue of the afore referenced Deed from **Leta F. Grimes,** dated May 20, 2019.

SUBJECT TO any and all Governmental zoning and subdivision ordinances or regulations in effect thereon.

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 as a Joint tenant with right of survivorship as it applies to property owned as Joint tenants with right of

survivorship and the surviving Joint Tenant with right of survivorship **Bryan A. Grimes.** The Last Will and Testament/Estate of Leta F. Grimes was Probated in Davidson County, Nashville, Tennessee and is filed in the Probate Clerk's Office of Davidson County, State of Tennessee file No. 21P – 632.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate. **T.C.A. § 67-4-409(a)(3)(D)** exempts this instrument from tax and **T.C.A. § 67-4-409(a)(5)** further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

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

This property is improved property known as 712 Chadwell Drive Madison, TN 37115.

Bryan A. Grimes

Bryan A. Grimes

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Bryan A. Grimes**, 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 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 27TH day of OCTOBER, 2021.

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: 2021 011845

1. Decedent's Legal Name: LETA LUCINDA GRIMES				2. Sex: FEMALE	3. Date of Death: 02/07/2021
4. Time of Death (Approx.): 20:35	5a. Age: 92	6. Date of Birth: 08/04/1928	7. Birthplace: MCMINNVILLE, TN		
5b. Place of Death: DECEDENT'S HOME					
5c. Facility Name: 409 NORMAN DRIVE		5e. City or Town: MADISON			5d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: REPRESENTATIVE			11b. Kind of Business/Industry: RADIO
12. Social Security Number: 4097	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON			13c. City or Town: MADISON
13d. Street and Number: 409 NORMAN DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37115		14. Was Decedent ever in US Armed Forces?: UNKNOWN
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE			
18. Father's Name: OSCAR RAY FANN		19. Mother's Name Prior to First Marriage: ELIZABETH ZEPPORA VANDERGIFF			
20a. Informant's Name: BRYAN GRIMES	20b. Relationship to Decedent: GRANDSON	20c. Mailing Address: 1974 OLD GREENBRIER PIKE, GREEN BRIER, TN 37073			
21a. Method of Disposition: BURIAL	21b. Place of Disposition: HERMITAGE MEMORIAL GARDENS	21c. Location: OLD HICKORY, TN			
22a. Signature of Funeral Director: ▶ /e/ ASHLEY ANN LUER	22b. License Number: 16204	22c. Signature of Embalmer: ▶ /e/ Dawn Renee' Everett		22d. License Number: 6024	
23a. Name and Address of Funeral Home: HERMITAGE FUNERAL HOME AND MEMORIAL GARDENS, 535 SHUTE LANE, OLD HICKORY, TN 37138				23b. License Number: 540	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 02/18/2021		

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: ▶ /e/ NISHITHA REDDY	27b. License Number: 61758	27c. Date Signed: 02/09/2021
27d. Name and Address: NISHITHA REDDY 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. METASTATIC LUNG CANCER CELL TYPE UNKNOWN	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN 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?: NO	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

PH-1659E

RDA 10112

13159215

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. Duplication 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

13159215

Date Issued: Feb 22 2021

CERTIFICATION OF VITAL RECORD

COPY

EFILED 06/02/21 11:24 AM CASE NO. 21P632 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

May 27, 2021

Robert Lewis, Jr.
2412 Eugenia Ave.
Nashville, TN 37211

RE: Grimes, Leta Lucinda Date of Death: 2/7/2021 SSN: [redacted]
Our File Number: 33476

Robert Lewis, Jr.:

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 for a trust, you must contact TennCare at 844-629-0941.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

EXHIBIT B