THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **MILLARD BROWN** Subscribed and sworn to before me, this 22nd day of March 2022. **NOTARY PUBLIC** My Commission Expires: 12/2/2023
This Affidavit was prepared based on information provided by the parties and no independent title examination was prepared.	

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Millain Meneses 3635 Seaside Drive, #314 Key West, FL 33040	New Owner	Map: 136-14-0 Parcel: 079.00

AFFIDAVIT OF HEIRSHIP

1. Samuel Steele McClain ("Decedent") died on November 20, 2020. He was 53 years old and a resident of Davidson County, Tennessee. **See Death Certificate, Exhibit 1.**

2. At the time of his death, Decedent solely owned real property located at 504 Bluewater Drive, Nashville, Tennessee 37217 (the "Property"). Said Property is more fully and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of CASTLEGATE SECTION ONE, of record in Book 4460, page 115, Register's Office of Davidson County, Tennessee.

Said Lot No. 109 fronts 95.0 feet on the northerly side of Bluewater Drive and extends back between lines, 122.74 feet on the westerly line and 151.86 feet to the easterly line, to a dead line in the rear which measures 132.70 feet.

Karen Johnson Davidson County
Batch# 832231 AFFIDAVITH
03/31/2022 10:56:43 AM 11 pgs
Fees: $57.00 Taxes: $0.00

20220331-0037397

Being the same property conveyed to Samuel Steele McClain, III and wife, Greta Ann McClain by warranty deed from Robert V. Yuhas and Wife, Theresa E. Yuhas, of record in Book 8363, page 374, Register's Office for Davidson County, Tennessee.

Also, being the same property Quitclaimed to Samuel Steele McClain, III pursuant to a Final Decree of Divorce entered by the Fourth Circuit Court for Davidson County, Tennessee under docket number 02D299. Said Quitclaim Deed transferred Greta Ann McClain's interest in the property to Samuel Steele McClain, III and is of record at Instrument Number 20020509-0057092 as of the 9th day of May 2002.

3. Decedent died without a Last Will and Testament, and an Intestate Estate is currently open under docket number 20P2156 in the Seventh Circuit Court for Davidson County, Tennessee.

4. Mr. Anthony Smith, ("Affiant") is the court appointed Administrator for the Estate. He is not an heir and he has no legal interest in the real property located at 504 Bluewater Drive, Nashville, Tennessee. **See certified Order and Letters of Administration, Exhibit 2.**

5. Decedent was divorced. He had no children born to him during his lifetime and he did not adopt any children during his lifetime. His parents are deceased. He has no living siblings, nieces or nephews, aunts, or uncles. His heirs-at-law are two cousins, Millain Meneses and Millard Brown.

6. Potential Unknown Heirs were served via publication pursuant to an Order entered by the Seventh Circuit Court for Davidson County, Tennessee. No additional heirs were located. An Order Declaring Heirs was entered by the Seventh Circuit Court for Davidson County on December 17, 2021. **See attached certified Order, Exhibit 3.**

7. Pursuant to Tennessee's laws of intestate succession and transferring real property rights, ownership of the property described in paragraph two vested immediately upon Decedent's death in his heirs as follows:

Millain Meneses – 50%
Millard Brown – 50%

8. There is a Federal Tax Lien against the real property for unpaid federal income taxes, plus penalties and interest. The total amount of the original lien is $43,789.29. The lien was recorded with the Register of Deeds Office for Davidson County, Tennessee on September 5, 2014 and can be found using Instrument Number 20140905-0081590. The transfer of the real property is subject to the recorded tax lien, plus any additional interest and penalties that may be due as a result of the unpaid taxes.

9. To Affiant's knowledge, there are no other outstanding claims, monies due to TennCare, or any State or Federal taxing authority.

FURTHER AFFIANT SAYETH NOT.

SWORN this 28 **day of** January **2022.**

ANTHONY SMITH

STATE OF Kentucky)
COUNTY OF Burkesville)

Personally appeared before me, Anthony Smith D.L.# 516-853-336 Notary Public of the state and county aforesaid, **ANTHONY SMITH,** with whom I am personally acquainted, and who acknowledged that he executed this AFFIDAVIT OF HEIRSHIP for the purposes contained therein.

Sworn to and subscribed before me, the undersigned Notary Public, this 28 day of January 2022.

NOTARY PUBLIC 626593

My Commission Expires: 6-3-23

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 081425

1. Decedent's Legal Name: SAMUEL STEELE MCCLAIN III			2. Sex: MALE	3. Date of Death: 10/21/2020
4. Time of Death: 0146	5a. Age: 60	6. Date of Birth: 11/20/1959	7. Birthplace: CLEARWATER, FL	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 504 BLUEWATER		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (If wife, give name prior to first marriage)		11a. Decedent's Usual Occupation: CAMPUS POLICE	11b. Kind of Business/Industry: VANDERBILT UNIVERSITY
12. Social Security Number: 2915	13a. Residence-State or Foreign Country: TENNESSEE		13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 504 BLUEWATER		13e. Inside City Limits? YES	13f. Zip Code: 37217	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: SAM STEELE MCCLAIN II			19. Mother's Name Prior to First Marriage: SUE UNKNOWN	
20a. Informant's Name: ANTHONY BARNETT		20b. Relationship to Decedent: FRIEND	20c. Mailing Address: 667 BARNETT RD, BRODHEAD, KY 40409	
21a. Method of Disposition: CREMATION		21b. Place of Disposition: NASHVILLE FUNERAL & CREMATION	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ► CHRISTOPHER TAYLOR		22b. License Number: 4243	22c. Signature of Embalmer: ►	22d. License Number
23a. Name and Address of Funeral Home: NASHVILLE FUNERAL AND CREMATION, 218 MCMILLAN STREET, NASHVILLE, TN 37213-7505				23b. License Number: 1435
24. Registrar's Signature: ► EDWARD G BISHOP III			25. Date Filed: 10/21/2020	

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: ► JAMES VINCENT GAINER	27b. License Number: 028152	27c. Date Signed: 10/18/2020

27d. Name and Address: JAMES VINCENT GAINER III VA TMHS 1310 24TH AVENUE SOUTH, NASHVILLE, TN 37212

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)	a. HYPERTENSION	14 YEARS
Sequentially list conditions, if any, leading to the immediate cause. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	b.	
	c.	
	d.	

Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I: DIABETES MELLITUS TYPE 2, CLASS II OBESITY, HYPERLIPIDEMIA

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? YES	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

DH-1079 RDA 6112

12626604

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.

1 2 6 2 6 6 0 4

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

Date Issued: 12/22/2020

CERTIFICATION OF VITAL RECORD

EXHIBIT
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EFILED 01/27/21 03:59 PM CASE NO. 20P2156 Richard R. Rooker, Clerk

66
20P2156
Jan 20, 2021
KENNEDY

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

IN RE:
ESTATE OF
SAMUEL S MCCLAIN III

Docket No: 20P2156
NOTICE OF ENTRY REQUESTED

ORDER OPENING INTESTATE ESTATE AND TO ISSUE LETTERS OF ADMINISTRATION

A petition to open an estate for the decedent, Samuel S. McClain III, was filed by Anthony Smith, represented by attorney Nicholas Perenich Jr. Due to Tennessee Supreme Court order number ADM2020-00428 (re-issued on January 15, 2021) banning in-court proceedings through March, this case was set for review on January 20, 2021 without a hearing by the Honorable Judge Randy Kennedy.

The Court finds that Samuel S McClain III died on November 21, 2020, at the age of sixty. The decedent was domiciled in Tennessee and resided in Davidson County, giving this Court jurisdiction and venue to review this case. There was no Last Will and Testament located. This Court finds the proposed personal representative is qualified and proper to serve as the fiduciary of this estate under the law of Tennessee.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** that the Probate Court Clerk shall issue Letters of Administration to **ANTHONY SMITH** as the Personal Representative of this Estate, who shall have the following requirements in addition to any other statutory requirements:

BOND:	**RESERVED:** Bond shall be set at a bond review hearing to be set by separate order.
INVENTORY:	**REQUIRED:** Inventory is due sixty days from entry of this order.
ACCOUNTING:	**REQUIRED:** The first accounting is due fifteen months from entry of this order, and then annually on that date.
STATUS REPORT:	**REQUIRED:** A status report of the estate is due fifteen months from entry of this order, and then annually on that date.
TENNCARE NOTICE:	**REQUIRED:** Within sixty days the Personal Representative shall execute and file with the clerk of the Court an affidavit that th

EXHIBIT
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Bureau of TennCare has been notified of the decedent's death pursuant to T.C.A. § 71-5-116 since the decedent was older than fifty-five at death.

REGISTRATION AS OUT OF STATE FIDUCIARY **REQUIRED:** The personal representative, living in Kentucky, shall immediately register with the Tennessee Secretary of State for service of process as an out of state fiduciary, and, pursuant to T.C.A. § 35-50-107(b)(2), file the receipt from the Secretary with the Court.

It is further **ORDERED, ADJUDGED,** and **DECREED** the Personal Representative, pursuant to T.C.A. § 62-5-703(9), and with none of the persons described in T.C.A. § 62-5-703(1)-(9) known or existing, shall have authority to control the disposition of the decedent's remains, the location, manner, and conditions of disposition, and arrangements for funeral goods and services. Specifically, the petitioner's request to allow for cremation is granted.

It is further **ORDERED, ADJUDGED,** and **DECREED** the Probate Court Clerk shall publish notice to creditors as the decedent died less than a year ago. The Probate Court Clerk is not required to send notice to the Department of Revenue for Tennessee inheritance tax purposes since the decedent died after 2015, pursuant to T.C.A. §§ 67-8-318, 425, & 507.

JUDGE RANDY KENNEDY

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the PETITION ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 27 day of JANUARY, 2021, in Docket Number 20P2156, IN RE: MCCLAIN III, SAMUEL S, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 23 day of MARCH in the year 2022 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]



By: _____
Deputy Clerk

COPY

EFILED 12/17/21 11:27 AM CASE NO. 20P2156 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION

In re: Estate of	)	
	)	
Samuel S. McClain, III,	)	Docket # 20P-2156
	)	
Deceased	)	

ORDER DECLARING HEIRS-AT-LAW

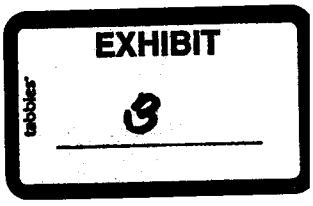
This matter came to be heard on the 17th Day of December, 2021, before the Honorable Randy Kennedy, Judge for the Seventh Circuit Court for Davidson County, Tennessee, Probate Division upon the "MOTION FOR DECLARATORY ORDER AS TO HEIRS-AT-LAW OF THE ESTATE". Upon statements of counsel, review of the motion, exhibits and the court record, the Court finds:

1. Samuel S. McClain, III died without issue. He did not have any siblings.
2. The parents of decedent are deceased. Decedent's mother was an only child.
3. Decedent's father had one sibling, Martha McClain Brown.
4. Millard Brown and Millain Tuya-Meneses are the children of Martha McClain Brown.
5. Millard Brown and Millain Tuya-Meneses are heirs to the estate.
6. Publication for unknown heirs was ordered. The notice was published on September 10, 17, 24th and October 1, 2021. No person has filed a pleading or appeared before court claiming to be an heir of decedent.

It is therefore:

ORDERED, ADJUDGED AND DECREED that:

1. Millard Brown and Millan Tuya-Meneses are the heirs at law to the Estate of Samuel S. McClain, III.



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2. The Administrator for the probate estate of Samuel S. McClain, III is authorized to make distributions from the estate to the heirs at law.

ENTERED THIS 17 DAY OF December, 2021

Judge

APPROVED FOR ENTRY:

NICK PERENICH #018175
Attorney for Petitioner
237 Old Hickory Boulevard, Ste. 102
Nashville, TN 37221
Phone: 615/662-2889
Fax: 615-662-2877
Email:nick@perenich.com

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Certificate of Service

I hereby certify that service of a copy of the foregoing has been made on the 17th day of December, 2021 to:

Jennifer Sheppard
1935 21st Ave. S.
Suite 100
Nashville, TN37212
jsheppard@mhpslaw.com

Nick Perenich

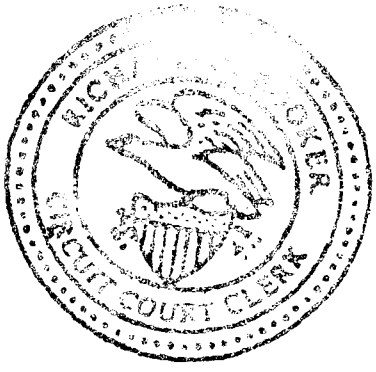
STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 17 day of DECEMBER, 2021, in Docket Number 20P2156, IN RE: MCCLAIN III, SAMUEL S, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 23 day of MARCH in the year 2022 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]



By: _____
Deputy Clerk