Karen Johnson Davidson County
Batch# 837795 AFFIDAVITH
04/11/2022 01:01:59 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220411-0041792

Prepared By:
Parker Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Ste. 104
Brentwood, TN 37027

This instrument was prepared without the benefit of a title search and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map & Parcel No.***
Benjamin James Alverson Bethany Julia Michelson Tirzah Joy Mashue 324 Harpeth Valley Rd Nashville, TN 37221	Same As New Owner	141-07-0B-016.00-CO

AFFIDAVIT OF HEIRSHIP

Comes now, Mr. Samuel Charles Torode and Ms. Lynette Ann Brown, having been first being duly sworn, and on their respective oaths do depose and state that both are of lawful age and all information is based upon his and her beliefs and personal knowledge. Pursuant to Tenn. Code Ann. §30-02-712, affiants further depose and state:

1. Mr. Samuel Charles Torode (hereinafter "Affiant 1") was a family friend of the deceased, Sharry Kay Sanderson (hereinafter the "Decedent"), and is a resident of Davidson County, Tennessee. Affiant 1 has known the Decedent and Decedent's three (3) children for twenty-five (25) years.

2. Based upon his relationship to the Decedent, Affiant 1 has personal knowledge of the family of Decedent.

3. Affiant 1 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

4. Ms. Lynette Ann Brown (hereinafter "Affiant 2") was a friend to the Decedent and Decedent's family for over 6 years and is a resident of Davidson County.

5. Based upon her relationship to the Decedent, Affiant 2 has personal knowledge of the family of Decedent.

6. Affiant 2 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

7. The Decedent was a resident of Davidson County, Tennessee, but at the time of her death held a fee simple absolute interest in the property known as 217 Roslyn Court, Nashville, Davidson County, Tennessee 37221 (the "Premises"), which Affiants are advised has the following legal description:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Somerset Farms of Record in Plat book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharry Sanderson, single woman, by Warranty Deed from Karen M. Cooper and Andrew Cooper, as joint tenants with right of survivorship, of record in Instrument No. 20170407-0034088, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10190, Page 182, Book 10410, Page 89, and Book 11433, Page 936, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Somerset Farms Homeowners Association of record in Book 7382, Page 225, Book 7820, Page 608, Book 8235, Page 521, and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed for common areas to Somerset Farms Homeowners Association of record in Book 9101, Page 667, in the Register's Office for Davidson County, Tennessee. All matters shown on Plat recorded in Book 7900, Page 327, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee. Conveyance of Open Space of record in Instrument Number 20001218-0123912, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

8. The Premises were by Decedent in fee simple.

9. Decedent died on March 10, 2022, at the age of seventy-one (71) years (Death Certificate attached hereto as **Exhibit A**), leaving her three (3) children, Benjamin James Alverson, Bethany Julia Michelson, and Tirzah Joy Mashue, as her surviving heirs-at-law and sole heirs of her Estate.

10. As of the date of execution of this Affidavit, the addresses of all heir-at-law are as follows:

    NAME: Benjamin James Alverson, son of Decedent
    Address: 100 Freeman Dr., St. Peter, MN 56082

    NAME: Bethany Julia Michelson, daughter of Decedent
    Address: 324 Harpeth Valley Rd., Nashville, TN 37221

    NAME: Tirzah Joy Mashue, daughter of Decedent
    Address: 145 Jillian Lane, Penn Laird, VA 22846

11. Decedent died intestate and did not leave a Last Will & Testament.

12. No probate proceedings for Decedent have ever been filed.

13. Upon the death of Sharry Kay Sanderson, and based upon the Tennessee laws of intestate succession and the filing of this Affidavit of Heirship, the respective ownership for the Premises, all as tenants in common, are as follows:

Benjamin James Alverson:	1/3
Bethany Julia Michelson:	1/3
Tirzah Joy Mashue:	1/3

14. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. §30-02-712 to help establish and reflect the heirship with respect to any real or personal property owned by Sharry Kay Sanderson in Tennessee or elsewhere and particularly to confirm the vesting of title in BENJAMIN JAMES ALVERSON, BETHANY JULIA MICHELSON, and TIRZAH JOY MASHUE to certain real property owned by Sharry Kay Sanderson, in Davidson County, Tennessee, known as **217 Roslyn Court, Nashville, Davidson County, Tennessee 37221**.

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

SAMUEL CHARLES TORODE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed to and sworn before me this 31st day of MARCH, 2022.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Lynette A Brown
LYNETTE ANN BROWN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed to and sworn before me this 31st day of MARCH, 2022.

Notary Public

My Commission Expires

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

EXHIBIT H

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 018706

1. Decedent's Legal Name			2. Sex	3. Date of Death
SHARRY KAY SANDERSON			FEMALE	03/10/2022
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace	
13:26	71	04/26/1950	PONTIAC, MI	
8a. Place of Death				
INPATIENT				
8b. Facility Name		8c. City or Town		8d. County of Death
VANDERBILT UNIVERSITY 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		TELEPHONE OPERATOR		TECHNOLOGY
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town
7574	TENNESSEE	DAVIDSON		NASHVILLE
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
217 ROSLYN COURT		YES	37221	NO
15. Decedent's Education	16. Decedent of Hispanic Origin?		17. Decedent's Race	
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name		19. Mother's Name Prior to First Marriage		
MARTIN ROY SCHNAIDT		MARY GERTRUDE WILLIAMS		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
BETHANY MICHELSON	DAUGHTER	324 HARPETH VALLEY ROAD, NASHVILLE, TN 37221		
21a. Method of Disposition	21b. Place of Disposition		21c. Location	
DONATION	RESTORE LIFE USA		ELIZABETHTON, TN	
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number
▶ /e/ NONE NONE NONE	000	▶		
23a. Name and Address of Funeral Home				23b. License Number
RESTORE LIFE USA, 311 CHEROKEE PARK DRIVE, ELIZABETHTON, TN 37643				0000
24. Registrar's Signature		25. Date Filed		
▶ /e/ EDWARD G BISHOP III		03/14/2022		

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/ JOHN M TRAHANAS	63931	03/10/2022

27d. Name and Address: JOHN M TRAHANAS 1215 21ST AVE SOUTH, STE 5025, 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
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. CARDIAC TAMPONADE	1 DAY
	b. POST INFARCT MYOCARDIAL FREE WALL RUPTURE	
	c. MYOCARDIAL INFARCTION	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: POST INFACRT FREE WALL RUPTURE

29a. Was an Autopsy Performed? NO

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:
NATURAL	NO	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

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.

14097186

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: 9 Mar 18 2022

CERTIFICATION OF VITAL RECORD