This instrument is prepared by:
Shanone Emmack, Attorney at Law
219 Third Avenue North
Franklin, Tennessee 37064
Phone: 615-920-0906

There is NO INDEBTNESS ($0)
owed for this transfer.

Karen Johnson Davidson County
Batch# 870060 AFFIDAVITH
06/13/2022 01:16:28 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220613-0067059

AFFIDAVIT OF HEIRSHIP

I, **Randall Ferguson**, hereinafter referred to as the Affiant , being first duly sworn, pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity and makes oath as follows:

1. The Affiant, **Randall Ferguson**, personally knew, Eileen P. Nichols, deceased (death certificate attached) hereto herein Decedent , for over 40 years, and has personal knowledge of the Decedent's family.

2. Eileen P. Nichols (the "Decedent") died on January 28, 2022.

3. The Decedent was preceded in death by her husband, Harry Stanley Nichols Jr., who died on January 22, 2007.

4. The Decedent has one child, Stanley D. Nichols.

5. The Decedent was preceded in death by her mother and father.

6. That all persons above named are at least 18 years of age.

7. To the best of my knowledge and belief of the undersigned, Decedent did NOT leave a VALID will.

8. At the time of his death, the Decedent owned real property located at 4420 Dowdy Drive Antioch, Tennessee 37013 and being more particularly described in deed of record in Book 5156, Page 7, Registrar's Office of Davidson County, to which reference is hereby made for a more complete description.

9. This affidavit will confirm the vesting of title to the said real property located at 4420 Dowdy Drive Antioch, Tennessee 37013 , Davidson County, Tennessee, after the death of Eileen P. Nichols, in the above-mentioned heir at law.

Further, affiant saith not.

Randall Ferguson

27-MAY-2022

Randall Ferguson **Date**

STATE OF Tennessee
COUNTY OF Rutherford

Personally, appeared before me, the undersigned, Randall Ferguson, to me known to be the person described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Subscribed and sworn to before me this 27th day of May, 2022.

My Commission Expires: 01/19/25

WENDI L. FERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

STATE OF TENNESSEE
Office of Vital Records

DUPLICATE

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 009239

1. Decedent's Legal Name: EILEEN NICHOLS			2. Sex: FEMALE	3. Date of Death: 01/28/2022
4. Time of Death (Approx.): 10:13 AM	5a. Age: 81	6. Date of Birth: 05/03/1940	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: INPATIENT				
8b. Facility Name: TRISTAR SOUTHERN HILLS MEDICAL CENTER		8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON	
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: PRESSER	11b. Kind of Business/Industry: CLASSIC CLEANERS	
12. Social Security Number: -3406	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE	
13d. Street and Number: 4420 DOWDY DR		13e. Inside City Limits?: YES	13f. Zip Code: 37013	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: 9TH - 12TH GRADE, NO DIPLOMA		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: GUY PEWITT		19. Mother's Name Prior to First Marriage: LEILA PARKER		
20a. Informant's Name: STANLEY NICHOLS	20b. Relationship to Decedent: SON	20c. Mailing Address: 4420 DOWDY DR, NASHVILLE, TN 37013		
21a. Method of Disposition: CREMATION		21b. Place of Disposition: ELLIS FUNERAL HOME CREMATORY	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ MELISSA MARIE WILLIS		22b. License Number: 20213	22c. Signature of Embalmer:	22d. License Number
23a. Name and Address of Funeral Home: ELLIS FUNERAL HOME AND CREMATION SERVICE, 2627 NOLENSVILLE PIKE, NASHVILLE, TN 37211-2216				23b. License Number: 775
24. Registrar's Signature: /e/ EDWARD G BISHOP III			25. Date Filed: 02/09/2022	

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: /e/ YUGESH KUMAR JAIN	27b. License Number: 030590	27c. Date Signed: 02/09/2022

27d. Name and Address: YUGESH KUMAR JAIN 391 WALLACE ROAD, NASHVILLE, TN 37211

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 causing 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. HEMORRHAGIC SHOCK	
	b. GASTROINTESTINAL BLEED	
	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

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.

13933062

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 3 9 3 3 0 6 2
Date Issued: Feb 11 2022

CERTIFICATION OF VITAL RECORD

BOOK 5156 PAGE 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., from information furnished by the parties.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry S. Nichols, Jr. (NAME)	Commerce Union Bank (NAME)	02 DU 15577
4420 Dowdy Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Map 148-8
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37239 (CITY) (STATE) (ZIP)	Par 157

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, REMBERT B. WOODROOF AND WIFE, MARGRETTE D. WOODROOF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY S. NICHOLS, JR., AND WIFE, EILEEN P. NICHOLS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hazelwood, Section 16, as of record in Book 5060, page 70, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to Rembert B. Woodroof and wife, MARGRETTE D. Woodroof, by deed from E.B. Woodroof and wife, Hazel C. Woodroof, of record in Book 4483, page 884, Register's Office for Davidson County, Tennessee.

unimproved ( )

4420 Dowdy Drive Antioch TN 37013

BOOK 5156 PAGE 8

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rembert B. Woodroof and wife, MARGRETTE D. Woodroof

the bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May 19 77.

Commission expires 5-13-80

Deborah J. McKenzie
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

E07681

WARRANTY DEED

FROM
REMBERT B. WOODROOF ET UX

TO
MARGARETTE D. WOODROOF

HARRY S. NICHOLS, JR., ET UX
EILEEN P. NICHOLS

IDENTIF. REFERENCE

JUN 7 2 19 PM '77

FE... REGISTER
DA... CO., TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUN-7F CONV 27,750.00
JUN-7F S'TAX B* 72.02
JUN-7F PR'FEE B* .50
JUN-7F W'DEED B* 4.00 * 76.52