Karen Johnson Davidson County
Batch# 933665 AFFIDAVITH
10/25/2022 03:18:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20221025-0115775

THIS INSTRUMENT
PREPARED BY:
Tressler & Associates, LLC
212 N. Castle Heights Ave.
Lebanon, TN 37087
File No. 21-85

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Now comes **Becky Clymer and Charles Agee** having been first duly sworn and on their oath do depose and state that they are of lawful age and all information being based upon personal knowledge, further depose and state:

1. That Affiants reside at the following addresses:

Becky Clymer	Charles Agee
7233 Althorp Way	400 Hillsboro Pike
Unit F4	Apt. 1506
Nashville TN 37211	Nashville TN 37215

2. That Affiants have personal knowledge of the family of **Fredric Richard Clymer Jr.** Decedent, by reason of the following:

   I, **Becky Clymer**, am the former spouse of the Decedent and have known him for fifty (50) years.

   I, **Charles Agee**, have been a family friend of the Decedent, for eighteen (18) years.

3. That Decedent, passed away on September 9th, 2022 and at the time of his death he owned all of the ownership interest in the property known as **210 Lakebrink Drive Nashville TN, County of Davidson** described below. See **Exhibit A** for a copy of his death certificate.

4. That Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of his death, the Decedent was not married and had not been married during the entire time he owned the property located at 210 Lakebrink Drive Nashville TN, County of Davidson

6. That the Decedent's only offspring are **Gretchen S. Lowe and Fredric Christian Clymer**.

7. That the following persons, being over the age of eighteen (18), constitute the only potential heirs at law of the Decedent at the time of his death:

Name	Relationship to Decedent
Gretchen S. Lowe	**Child**
Fredric Christian Clymer	**Child**

8. That as of the date of the execution of this Affidavit, the Decedent has no children that have predeceased him.

9. That the Decedent's estate were not subject to a claim from Tenncare. See attached Exhibit B

10. That no probate proceeds of the decedent has been filed as of the date of this Affidavit.

11. That no other person or entity has any right or interest in the property located at: 10 Lakebrink Drive Nashville TN, County of Davidson. Property legal description is as follows: **See Attached Exhibit C**

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class "E" felony.

Further affiant sayeth not.

SPACE INTENTIONALLY LEFT BLANK
SEE SUBSEQUENT PAGES FOR SIGNATURES

Further affiants sayeth not.

Charles Agee

10/17/22
Dated

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, Charles Agee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 17th day of October, 2022.

Notary Public

My Commission Expires: 4/26/24

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2024

Further affiants sayeth not.

Becky Clymer
Becky Clymer

10.17.2022
Dated

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiants, **Becky Clymer** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

Witness my hand and seal at office this 17th day of October, 2022.

Cheri Gunter
Notary Public

My Commission Expires: August 4, 2026

CHERI GUNTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. AUGUST 4, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 060277

1. Decedent's Legal Name: FREDRIC RICHARD CLYMER JR				2. Sex: MALE	3. Date of Death: 09/09/2022
4. Time of Death (Approx.): 23:00	5a. Age: 77	6. Date of Birth: 04/19/1945	7. Birthplace: ST. LOUIS, MO		
5a. Place of Death: ER/OUTPATIENT					
5b. Facility Name: TRISTAR SUMMIT MEDICAL CENTER - HERMITAGE			5c. City or Town: HERMITAGE	5d. County of Death: DAVIDSON	
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)		11a. Decedent's Usual Occupation: LIFE INSURANCE SALES	11b. Kind of Business/Industry: INSURANCE	
12. Social Security Number: -2360	13a. Residence-State or Foreign Country: TENNESSEE		13b. County: DAVIDSON	13c. City or Town: NASHVILLE	
13d. Street and Number: 210 LAKEBRINK DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37214	14. Was Decedent ever in US Armed Forces?: YES	
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: FREDRIC RICHARD CLYMER			19. Mother's Name Prior to First Marriage: HELEN FRANCES ERNST		
20a. Informant's Name: GRETCHEN SOMERSET LOWE	20b. Relationship to Decedent: DAUGHTER		20c. Mailing Address: 4141 WOODLAWN DRIVE APT 27, NASHVILLE, TN 37205		
21a. Method of Disposition: CREMATION	21b. Place of Disposition: CRAWFORD FUNERAL HOME		21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ HEIDE B CRAWFORD	22b. License Number: 4114	22c. Signature of Embalmer: ▶		22d. License Number:	
23a. Name and Address of Funeral Home: CRAWFORD FUNERAL HOME, 2714 GRANDVIEW AVE, NASHVILLE, TN 37211-2225				23b. License Number: 713	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 09/14/2022		

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: ▶ /e/ ERIN M CARNEY, M.D.	27b. License Number: 50160	27c. Date Signed: 09/14/2022

27d. Name and Address: ERIN M CARNEY, M.D. 850 R.S. GASS BLVD, NASHVILLE, TN 37216

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. PENDING	
	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?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: PENDING INVESTIGATION	31. Did Tobacco Use Contribute to Death?	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

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.

14367642

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

1-4367642
Date Issued: Sep 15 2022

CERTIFICATION OF VITAL RECORD

EXHIBIT A

202210250115775

TN Division of TennCare

EXHIBIT B

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

October 5, 2022

Tressler & Associates, PLLC
212 N. Castle Heights Ave
Lebanon, TN 37087

RE: Clymer, Jr., Fredric Richard Date of Death: 9/9/2022 SSN: xxx-xx-2360
Our File Number: 79561

Tressler & Associates, PLLC:

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 is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

202210250115775

EXHIBIT C

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September, 2010 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11.22.10

NANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredric Clymer (NAME)	Franklin Synergy Bank (NAME)	[illegible]
210 Lakebrink Drive (ADDRESS)	3301 Aspen Grove,S-200 (ADDRESS)	096-16-0-A-87.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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, I/WE, **Wesley W. Harris and Eileen R. Harris**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fredric Clymer**, a single man, 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. 81 on the Plan of Larchwood, Phase One A, Section Four, of record in Plat Book 6200, page 924 as amended in Book 6900, page 843, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley W. Harris and wife, Eileen R. Harris by Warranty Deed from Carolyn Gillespie dated July 11, 2007 and recorded in Instrument No. 20070712-0083025, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 210 Lakebrink Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100058902 DEEDWARR
Recvd: 09/20/10 10:27 2 pgs
Fees:13.00 Taxes:451.40
20100920-0074474

202210250115775

Witness our hands this **17th** day of **September, 2010**

Wesley W. Harris

Eileen R. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Wesley W. Harris and Eileen R. Harris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **September, 2010**

Notary Public

My commission expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, do hereby make oath that I am a licensed attorney and/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 October 17, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

