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

SEND TAX BILLS TO:
DAVID W. LYNCH, SR.
3306 MIMOSA DRIVE
NASHVILLE, TN 37211

Note to Register of Deeds, index as:
James Arlen Stilts III, GRANTORS
Nataliia Stilts
Lisa Diane Stilts
David Wayne Lynch Jr.

David W. Lynch, Sr., GRANTEE

Map and Parcel No.
133-03-0-113.0

Karen Johnson Davidson County
Batch# 938439 **AFFIDAVITH**
11/07/2022 10:19:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00



20221107-0119448

AFFIDAVIT OF INHERITANCE (REAL ESTATE) 3306 MIMOSA DRIVE, NASHVILLE, TN 37211 PER T.C.A. § 30-2-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. **Vickie Diane Stilts** a resident of Davidson County, State of Tennessee, who died July 20, 2020 as evidenced by a copy of her Certificate of Death attached as **Exhibit A**, held a:

Tenants in Common interest in the following described real estate with her Husband **David W. Lynch, Sr.:**

Land in Davidson County, Tennessee, being Lot No. 11, on the map of Glencoe Acres Subdivision, Sections I and II, as of record in Book 1835, Page 138, Register's Office for said county.

Said Lot No. 11 fronts 75 feet on the easterly side of Mimosa Drive and runs back 225.5 feet on the north line and 237 feet on the south line to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to **David W. Lynch** and **Vickie Diane Stilts**, by deed appearing of record in Book 9127, Page 575, Register's Office for Davidson County, Tennessee. See also deed appearing of record in Book 2636, Page 627, said Register's Office,

This is property is improved property with a common address of 3306 Mimosa Drive, Nashville, TN 37211,

THIS AFFIDAVIT OF HEIRSHIP IS MADE SUBJECT TO THE FOLLOWING:

1) The Plan of Record in Book 1835, Pages 136, 137 & 138, said Register's Office and all matters therein.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

The following named individuals received a portion of or possible claim to an interest in the subject property upon the death of **Vickie Diane Stilts (who died intestate).** Those named individuals are as follows:

1. **James Arlen Stilts III**
2. **Nataliia Stilts**
3. **Lisa Diane Stilts**
4. **David Wayne Lynch Jr.**

The above named **James Arlen Stilts III, Nataliia Stilts, Lisa Diane Stilts and David Wayne Lynch Jr., Quit Claimed all of their interests or potential interests which they did or might have obtained by inheritance from Vickie D. Stilts to the subject property (herein described) to David Wayne Lynch, Sr., by and through a Quit Claim Deed Recorded in the Office of the Register of Deeds of Davidson County, Tennessee On October 26, 2022 as Instrument Number 20221026 – 0115988, Batch #933824.**

This Affidavit of Heirship is subordinate and subject to the following Instruments:

A. Deed of Trust from **David W. Lynch and Vickie D. Stilts** to **ACOPIA, LLC** to secure a maximum principal indebtedness of $110,430.00 dated October 19, 2010 the same being duly recorded in the Register of Deeds Office, Davidson County, Tennessee being Instrument Number 20101026-0085652.

B. Corporate Assignment of Deed of Trust from **ACOPIA, LIMITED LIABILITY COMPANY** to **Wells Fargo Bank**, dated September 13, 2022 the same being duly recorded in the Register of Deeds Office, Davidson County, Tennessee being Instrument Number 20220913-0102172, Batch # 915920 at 11:12:48 A.M.

The Certificate of Marriage is attached as **Exhibit B.**

The release from Tennessee TennCare is attached as **Exhibit C**

T.C.A. § 67-4-409 exempts this instrument from tax and further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Further affiant sayeth not.

David Wayne Lynch Sr.

David Wayne Lynch, Sr.

Sworn to and subscribed before me this the 3RD day of NOVEMBER, 2022.

Notary Public

My Commission Expires: 5/2/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 044905

1. Decedent's Legal Name: VICKIE DIANE STILTS			2. Sex: FEMALE	3. Date of Death: 07/20/2020
4. Time of Death (Approx): 15:18	5a. Age: 63	6. Date of Birth: 02/12/1957	7. Birthplace: EVANSVILLE, IN	
6a. Place of Death: INPATIENT				
6b. Facility Name: VANDERBILT UNIVERSITY MEDICAL CENTER		6c. City or Town: NASHVILLE		6d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): DAVID WAYNE LYNCH	11a. Decedent's Usual Occupation: TEAM LEADER		11b. Kind of Business/Industry: UNIFORM COMPANY
12. Social Security Number: I-6366	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 3308 MIMOSA DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37211	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: GEORGE EDWARD BLACKWELL		19. Mother's Name Prior to First Marriage: BETTY ANN BRAKE		
20a. Informant's Name: DAVID WAYNE LYNCH	20b. Relationship to Decedent: HUSBAND	20c. Mailing Address: 3308 MIMOSA DRIVE, NASHVILLE, TN 37211		
21a. Method of Disposition: CREMATION		21b. Place of Disposition: MUSIC CITY CREMATORY SERVICE		21c. Location: NASHVILLE, TN
22a. Signature of Funeral Director: ▶ /e/ EDWIN F CARTER		22b. License Number: 3844	22c. Signature of Embalmer: ▶	22d. License Number
23a. Name and Address of Funeral Home: WOODBINE FUNERAL HOME, INC. - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211				23b. License Number: 760
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 07/30/2020	

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: ▶ /e/ ANIL J TRINDADE	27b. License Number: 59713	27c. Date Signed: 07/20/2020
27d. Name and Address: ANIL J TRINDADE 1211 MEDICAL CENTER DRIVE, 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. ACUTE HYPOXEMIC RESPIRATORY FAILURE	DAYS
	b. SARS-COV-2 VIRUS	DAYS
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: CHRONIC OBSTRUCTIVE PULMONARY DISEASE

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-1551 (Rev. 6-2017)

NDA 10112

13507091

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.

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

1350709 1

Date Issued: Apr-07-2021

CERTIFICATION OF VITAL RECORD

EXHIBIT B

Certificate of Marriage

STATE OF TENNESSEE

COUNTY OF DAVIDSON

To Anyone Legally Authorized to Celebrate the Rites of Matrimony
You Are Hereby Licensed to Celebrate the

Rites of Matrimony

Between David Wayne Lynch 49 AGE
and Vickie Diane Stilts 48 AGE

and for so doing this shall be your warrant.

Given under my hand and official seal, this
15th day of July
in the year of our Lord Two Thousand
Five

Bill Covington
BILL COVINGTON COUNTY CLERK
By D. Hensley
DEPUTY CLERK

By Virtue of A License from the Davidson County Clerk,
I have this day celebrated the Rites of Matrimony between
The parties herein named, as authorized in the foregoing license.

Given under my hand this the 6TH day of AUGUST A.D. 2005

Book No. 198
Page No. 196

Rev. Judson C. Ferguson
SIGNATURE OF OFFICIANT

EXHIBIT C

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

#

August 19, 2022

Larry D. Cantrell
2412 Eugenia Avenue
Nashville, TN 37211

RE: Stilts, Vickie Diane Date of Death: 7/20/2020 SSN: xxx-xx-6366
Our File Number: 75397

Larry D. Cantrell:

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