Karen Johnson Davidson County
Batch# 946344 AFFIDAVITH
12/01/2022 08:26:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125633

THIS INSTRUMENT PREPARED BY & RETURN TO:
MARTIN HELLER POTEMPA &
SHEPPARD, PLLC
1935 21st Avenue South, Ste 100
Nashville, Tennessee 37212
(615) 800-7006

RHONDA TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.

STATE OF TEN
COUNTY OF DA

The actual consideration
is: $0.00

Bryan Cowan

Bryan Cowan

Subscribed and sworn to before me, this
3rd day of October 2022.

Rhonda S Trent

NOTARY PUBLIC
My Commission Expires: NOV 0 3 2025

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Yeargin, Jr. & Jermaine Yeargin 202 Hickory Forge Drive Nashville, TN 37013	New Owner	163 11 0A 003.00

AFFIDAVIT OF HEIRSHIP

1. My name is **BRYAN COWAN** ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I am a family friend of **JAMES LLOYD YEARGIN, SR.** ("Decedent") and I have known the Decedent for approximately 40 years, through the date of his passing. The Decedent was also known as Jimmy Yeargin.

3. Decedent died on April 25, 2020, as a resident of Davidson County, Tennessee. See Decedent's Death Certificate attached hereto as **Exhibit 1**.

4. At the time of his passing, Decedent owned certain real property located in Davidson County, Tennessee, commonly known as **202 HICKORY FORGE DRIVE, ANTIOCH, TENNESSEE 37013** (the "Property"). Said Property is more fully and particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of 3rd Revision Section Two Bell Forge Village, of record in Book 6900, Page 250, Register's Office for

said County, which plan and record thereof are incorporated herein and made a part hereof.

Being the same property conveyed to Jimmy Yeargin (aka James Lloyd Yeargin, Sr.) from James Raymond Yates, unmarried and Herbert B. McCollum and wife, Helen Sue McCollum by warranty deed of record in book 11218, Page 427, Register's office of Davidson County, Tennessee.

5. Decedent was unmarried at the time of his death, and he was survived by two children: **JAMES YEARGIN, JR.** and **JERMAINE YEARGIN.** No other children were born to or adopted by the Decedent during his lifetime.

6. Pursuant to Tennessee Code Annotated § 31-2-103, Decedent's Property vested immediately upon his passing equally in the names of his children, **JAMES YEARGIN, JR.** and **JERMAINE YEARGIN**, as his sole heirs-at-law.

FURTHER AFFIANT SAYETH NOT.

SWORN this 3rd **day of** October **2022.**

Bryan Cowan

Bryan Cowan, Affiant

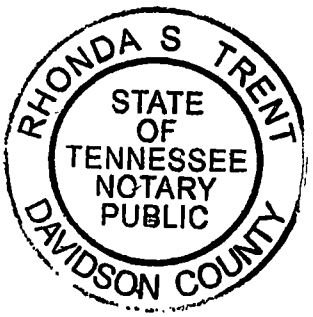
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named **Bryan Cowan**, Affiant, appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 3rd day of October 2022.

Rhonda S Trent

Notary Public
My commission expires: NOV 0 3 2025



STATE OF TENNESSEE
Office of Vital Records

EXHIBIT 1

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 2020 024517

1. Decedent's Legal Name: JAMES LLOYD YEARGIN JR				2. Sex: MALE	3. Date of Death: 04/27/2020
4. Time of Death: 07:15 AM	5a. Age: 68		6. Date of Birth: 05/24/1951	7. Birthplace: NASHVILLE TN	
8a. Place of Death: NURSING HOME/LONG TERM CARE					
8b. Facility Name: REVIVE CENTER FOR REHAB AND HEALING - NASHVILLE			8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (If wife, give maiden name):		11a. Decedent's Usual Occupation: PHYSICAL THERAPIST		11b. Kind of Business/Industry: MEDICAL
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE		13b. County: DAVIDSON		13c. City or Town: ANTIOCH
13d. Street and Number: 209 HICKORY FORGE DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37013		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: BLACK OR AFRICAN AMERICAN	
18. Father's Name: JERRY YEARGIN				19. Mother's Name Prior to First Marriage: WILLIE PEARL WHITE	
20a. Informant's Name: JAMES LLOYD YEARGIN JR		20b. Relationship to Decedent: SON		20c. Mailing Address: 323 NEWSOM LANE READYVILLE TN 37149	
21a. Method of Disposition: BURIAL		21b. Place of Disposition: GREENWOOD WEST CEMETERY		21c. Location: NASHVILLE TN	
22a. Signature of Funeral Director: ▶ /s/ ALBERT E NELSON		22b. License Number: 5055	22c. Signature of Embalmer: ▶ /s/ Robert Germaine Moneese		22d. License Number: 6805
23a. Name and Address of Funeral Home: NELSON AND SONS CHAPEL 448 EAST BURTON ST MURFREESBORO TN 37130					23b. License Number: 1285
24. Registrar's Signature: ▶ /s/ EDWARD G BISHOP III				25. Date Filed: 04/29/2020	

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	27b. License Number	27c. Date Signed
▶ /s/ JOHN A WILLIAMS	023572	04/28/2020

27d. Name and Address: JOHN A WILLIAMS 300 20TH AVE NORTH 9th FLOOR NASHVILLE TN 37203

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. DO NOT abbreviate. Enter only one cause on a line. Add additional lines if necessary.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. [redacted]	
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. Enter other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

[redacted]

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: 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

TN 529 (Rev. 02/17) — NCA 0010

12264476

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

1 2 2 6 4 4 7 6

Date Issued: Apr-29-2020

CERTIFICATION OF VITAL RECORD