Karen Johnson Davidson County
Batch# 968370 AFFIDAVITH
02/07/2023 12:22:52 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230207-0008908

This instrument was prepared by:
Debra A. Morton
Attorney at Law
788 E. McMurry Boulevard
Hartsville, Tennessee 37074

Grantee(s): Ronald Keith Newsom
624 Dutchmans Drive
Hermitage, Tennessee 37076

Send tax notices to: Ronald Keith Newsom
624 Dutchmans Drive
Hermitage, Tennessee 37076

MAP/GROUP/PARCEL NO.: 75-7-125

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says:

1. My name is Phyllis Carlene Barger. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 102 Glendower Court, Goodlettsville, Tennessee 37072.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On January 13, 2023, Deborah K. Nevill Newsom died at Alive Hospice, 1710 Patterson Street, Nashville, Tennessee 37203. (A certified Death Certificate is attached hereto at Exhibit 1.) I will refer to Deborah K. Nevill Newsom as the Decedent.

5. The real property to which this Affidavit applies is located at 624 Dutchmans Drive, Hermitage, Tennessee 37076, Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 199 fronts 80 feet on the South side of Dutchmans Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Jerry D. Nevill and wife, Deborah Nevill, by Warranty Deed from Don Travis Combs and wife, Montie E. Combs, of record in Book 5602, Page 523, Register's Office for Davidson County, Tennessee. Jerry D. Nevill is deceased. He passed away on March 8, 2016. A copy of the Death Certificate is attached hereto at Exhibit 2.

BEING the same property conveyed to Deborah Nevill Newsom and husband, Ronald Keith Newsom, by Quitclaim Deed from Deborah Nevill Newsom, recorded June 27, 2018, of record at 20180627-0062111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Book 4675, page 26, said Register's Office, which shows an Owner's Certificate, a 30-foot minimum building setback line from Dutchmans Drive, and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 4793, Page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as 624 Dutchmans Drive, Hermitage, Tennessee 37076.

6. At the time of the Decedent's death, she resided at 624 Dutchmans Drive, Hermitage, Tennessee 37076, with her husband, Ronald Keith Newsom.

7. The Decedent had no children.

8. The estate of the Decedent has not been administered in a proceeding supervised by a court.

9. Facts concerning my relationship to the Decedent are:

Deborah K. Nevill Newsom is my best friend. I have known her for over 45 years. She died on January 13, 2023, in Nashville, Davidson County, Tennessee. She was 70 years old. Deborah K. Nevill Newsom and I attended college together at Tennessee Tech University in Cookeville, Tennessee, and graduated in 1974. We have been best friends since college. We always hung out together. We would go shopping together every few months. Our families would get together to eat dinner and play games often over the years. After her first husband, Jerry D. Nevill, passed away, she came to our house for Thanksgiving and Christmas holidays. We were always together on our birthdays. We talked on the phone several times each week. As her best friend, I have personal knowledge of the identity of Deborah K. Nevill

Newsom's family members and her heir, Ronald Keith Newsom. Deborah K. Nevill Newsom was married to Ronald Keith Newsom at the time of her death. (They were married on September 22, 2017.) Deborah K. Nevill Newsom had no children. To the best of my knowledge, information, and belief, Deborah K. Nevill Newsom does not owe any debts. Deborah K. Nevill Newsom was not enrolled in the Tennessee TennCare Program at the time of her death. **I am not an heir, and I am not going to gain financially from her estate.**

10. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are:

Deborah K. Nevill Newsom was married to Ronald Keith Newsom at the time of her death. Deborah K. Nevill Newsom had no children. **Her husband, Ronald Keith Newsom, is the sole heir of Deborah K. Nevill Newsom, and he is legally entitled to Deborah K. Nevill Newsom's estate – real property, personal property, and rest and remainder.**

FURTHER, AFFIANT SAITH NOT.

Phyllis Carlene Barger

PHYLLIS CARLENE BARGER

Sworn to and subscribed before me this
7th day of February, 2023.

Debra A. Morton

NOTARY PUBLIC

My Commission Expires: 08/29/2023

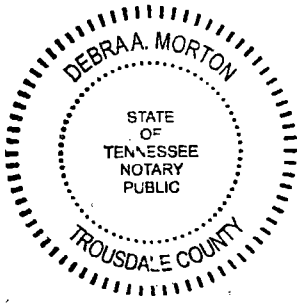


EXHIBIT 1

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 002839

1. Decedent's Legal Name: DEBORAH K. NEWSOM		2. Sex: FEMALE	3. Date of Death: 01/13/2023
4. Time of Death (Approx.): 14:30	5a. Age: 70	6. Date of Birth: [redacted]	7. Birthplace: MEMPHIS, TN
8a. Place of Death: HOSPICE FACILITY			
8b. Facility Name: ALIVE HOSPICE	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): RONALD KEITH NEWSOM	11a. Decedent's Usual Occupation: HUMAN RESOURCERS	11b. Kind of Business/Industry: STATE OF TENNESSEE
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: HERMITAGE
13d. Street and Number: 624 DUTCHMANS DRIVE	13e. Inside City Limits?: YES	13f. Zip Code: 37076	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: SAMUEL LEROY HOLLAND		19. Mother's Name Prior to First Marriage: HELEN HOLLAND	
20a. Informant's Name: RONALD KEITH NEWSOM	20b. Relationship to Decedent: SPOUSE	20c. Mailing Address: 624 DUTCHMANS DRIVE, HERMITAGE, TN 37076	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: NASHVILLE CREMATION SERVICE	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ RONALD DAVID GRAEFF	22b. License Number: 20659	22c. Signature of Embalmer: /e/ REBECCA SMITH	22d. License Number: 6672
23a. Name and Address of Funeral Home: HIBBETT AND HAILEY FUNERAL HOME, 429 DONELSON PIKE, NASHVILLE, TN 37214-3556			23b. License Number: 942
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 01/20/2023	

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/ JOEL SHACKSON	27b. License Number: 66385	27c. Date Signed: 01/16/2023

27d. Name and Address: JOEL SHACKSON 1718 PATTERSON ST, 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. 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. STATUS EPILEPTICUS	
	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?: 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?
	34e. Describe How Injury Occurred		34d. Place of Injury / 34f. Location of Injury

PH-1659E RDA 10112

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

Edward G Bishop III

Edward G. Bishop III
State Registrar

Date Issued: Jan 20 2023

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD

EXHIBIT 2

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER

DECEDENT

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix): Jerry Douglas Nevill
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): March 08, 2016
4. TIME OF DEATH (Approx.): 6:07 PM
5a. AGE-Last Birthday (Years): 66
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH (Month, Day, Year): [redacted]
7. BIRTHPLACE (City and State or Foreign Country): Donelson,TN

TYPE/PRINT IN PERMANENT BLACK INK

8a. PLACE OF DEATH (Check only one)
IF DEATH OCCURRED IN A HOSPITAL: ☐ Inpatient ☑ ER/Outpatient ☐ DOA
IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: ☐ Hospice facility ☐ Nursing home/Long term care facility ☐ Decedent's home ☐ Other residence ☐ Other (Specify):

8b. FACILITY NAME (If not institution, give street and number): Summit Medical Center
8c. CITY OR TOWN: Hermitage
8d. COUNTY OF DEATH: Davidson

NAME OF DECEDENT - (For use by Physician or Institution)

9. MARITAL STATUS: ☑ Married ☐ Married, but separated ☐ Widowed ☑ Divorced ☑ Never married ☐ Unknown
10. SURVIVING SPOUSE (If wife, give name prior to first marriage): Deborah K Holland
11a. DECEDENT'S USUAL OCCUPATION: Inspector
11b. KIND OF BUSINESS/INDUSTRY: DTOT
12. SOCIAL SECURITY NUMBER: [redacted]
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
13b. COUNTY: Davidson County
13c. CITY OR TOWN: Hermitage
13d. STREET AND NUMBER: 624 Dutchmans Dr
13e. INSIDE CITY LIMITS: ☑ Yes ☐ No
13f. ZIP CODE: 37076-2325
14. WAS DECEDENT EVER IN US ARMED FORCES? ☐ Yes ☑ No

15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death)
☐ 8th grade or less
☐ 9th – 12th grade; no diploma
☑ High school graduate or GED completed
☐ Some college credit, but no degree
☐ Associate degree (e.g., AA, AS)
☐ Bachelor's degree (e.g., BA, AB, BS)
☐ Master's degree (e.g., MA,MS,MEng,MEd,MSW,MBA)
☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)
☐ Unknown

16. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino)
☑ No, not Spanish/Hispanic/Latino
☐ Yes, Mexican, Mexican American, Chicano
☐ Yes, Puerto Rican
☐ Yes, Cuban
☐ Yes, other Spanish/Hispanic/Latino (Specify)
☐ Unknown

17. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be)
☑ White
☐ Black or African American
☐ American Indian or Alaska Native (Name of the enrolled or principal tribe)
☐ Asian Indian
☐ Chinese
☐ Filipino
☐ Japanese
☐ Korean
☐ Vietnamese
☐ Other Asian (Specify)
☐ Native Hawaiian
☐ Guamanian or Chamorro
☐ Samoan
☐ Other Pacific Islander (Specify)
☐ Other (Specify)
☐ Unknown

PARENTS

18. FATHER'S NAME (First, Middle, Last): Walter Nevill
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last): Marie Brown

20a. INFORMANT'S NAME: Deborah K Nevill
20b. RELATIONSHIP TO DECEDENT: Wife
20c. MAILING ADDRESS (Street and Number, City, State, Zip Code): 624 Dutchmans Dr, Hermitage, TN 37076-2325

DISPOSITION

21a. METHOD OF DISPOSITION: ☐ Burial ☑ Cremation ☐ Donation ☐ Entombment ☐ Removal from State ☐ Other (Specify)
21b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place): Nashville Cremation Service
21c. LOCATION - City or Town and State: Nashville, TN

5417

22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ Mary Katherine Moore
22b. LICENSE NUMBER: 5994
22c. SIGNATURE OF EMBALMER: ▶
22d. LICENSE NUMBER:
23a. NAME AND ADDRESS OF FUNERAL HOME: Hermitage Funeral Home 535 Shute Ln, Old Hickory, TN 37138
23b. LICENSE NUMBER OF FUNERAL HOME: 540

REGISTRAR

24. REGISTRAR'S SIGNATURE: ▶ Kristi Pewitt DR
25. DATE FILED (Month, Day, Year): 3/16/16

CERTIFIER

26. CERTIFIER (Check only one):
25a. ☐ PHYSICIAN - To the best of my knowledge, death occurred at the date 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, and place, and due to the cause(s) and manner stated.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

27a. SIGNATURE OF CERTIFIER: ▶ [signature]
27b. LICENSE NUMBER: MD 81472
27c. DATE SIGNED (Month, Day, Year): 3-16-16
27d. NAME AND ADDRESS: 5653 Frist Blvd Suite 630 Hermitage TN 37076

MEDICAL CERTIFICATION

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)	a. MYOCARDIAL INFARCTION	
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	Due to (or as a consequence of): b.	
	Due to (or as a consequence of): c.	
	Due to (or as a consequence of): 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? ☐ Yes ☐ No
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☐ No

30. MANNER OF DEATH: ☐ Natural ☑ Homicide ☐ Accident ☐ Pending Investigation ☐ Suicide ☐ Could not be determined
31. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☐ Unknown
32. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year

33. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify)
34a. DATE OF INJURY (Month, Day, Year)
34b. TIME OF INJURY
34c. INJURY AT WORK? ☐ Yes ☐ No
34d. PLACE OF INJURY - at home, farm, street, factory, office, building, etc. (Specify)
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY (Street and Number, City or Town, State)

PH-1659 (Rev. 10/2011) RDA 1399

MARRIED

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

8430130

R. Benton McDonough, JD
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued

THE OFFICIAL SEAL OF THE STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE 1796 COMMERCE

DEPARTMENT OF HEALTH AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD