This instrument prepared by:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 977053 AFFIDAVITH
03/06/2023 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230306-0015615

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Comes the affiant, **Daniel Adolfo Barajas**, being first duly sworn according to law, pursuant to Section 30-2-7.12 of the Tennessee Code Annotated, hereby swears co the following of his own free will and based upon his personal knowledge and familiarity:

1. Jaime Villarreal (the "decedent"), a resident of Davidson County, Tennessee, died intestate on September 28, 2022 as evidenced by a copy of his death certificate attached as **Exhibit A.**

2. The decedent was unmarried at the time of his death.

3. The decedent died and the only children born to him - his son, Jaime Villarreal, Jr. and his daughter, Paola Villarreal, as his only heirs-at-law.

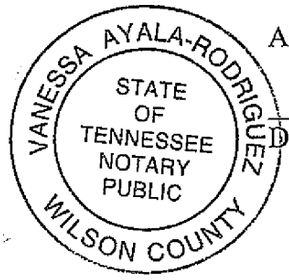
4. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in the heirs at law of a certain tract or parcel of real property known as 701 Richards Road, Antioch, Davidson County, Tennessee, as more particularly described as follows (the "Property"):

   Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Debra Heights, Section 3, of record in Plat Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

   Being the same property conveyed to Jaime Villarreal, unmarried by Warranty Deed from Elaine C. Crawley Seiber and Husband, Johnny Seiber, dated December 5, 2005, of record in Instrument 20051209-0148169, Registers Office, Davidson County, Tennessee. Jaime Villarreal died on or about September 28, 2022, leaving Jaime Villarreal and Paola Villarreal as his only heirs at law.

Further affiant say not.

Dated this 13th day of February, 2023




AFFIANT:

Daniel Adolfo Barajas

State of Tennessee}
County of Wilson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Daniel Adolfo Barajas**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the City of Lebanon, TN this 13th day of February, 2023.

My commission expires:
07/27/2026

Vanessa Ayala-Rodriguez
NOTARY PUBLIC

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 2.13.23 (date of document).

Affiant Signature

2.13.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of February 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

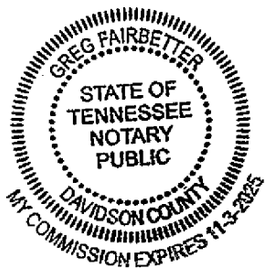


Exhibit "A"

# STATE OF TENNESSEE
## Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
**CERTIFICATE OF DEATH**

STATE FILE NUMBER 2022 070435

| | | | |
|---|---|---|---|
| 1. Decedent's Legal Name: JAIME VILLARREAL BRITO | | 2. Sex: MALE | 3. Date of Death: 09/28/2022 |
| 4. Time of Death (Approx.): 19:26 | 5a. Age: 54 | 6. Date of Birth: 11/23/1967 | 7. Birthplace: MEXICO |
| 8a. Place of Death: OUTDOORS | | | |
| 8b. Facility Name: 5834 PETTUS RD | 8c. City or Town: ANTIOCH | | 8d. County of Death: DAVIDSON |
| 9. Marital Status: NEVER MARRIED | 10. Surviving Spouse (name prior to first marriage) | 11a. Decedent's Usual Occupation: LANDSCAPER | 11b. Kind of Business/Industry: LANDSCAPING COMPANY |
| 12. Social Security Number: [redacted]-4260 | 13a. Residence-State or Foreign Country: TENNESSEE | 13b. County: DAVIDSON | 13c. City or Town: ANTIOCH |
| 13d. Street and Number: 701 RICHARDS ROAD | 13e. Inside City Limits?: YES | 13f. Zip Code: 37013 | 14. Was Decedent ever in US Armed Forces?: NO |
| 15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED | 16. Decedent of Hispanic Origin?: YES, MEXICAN, MEXICAN AMERICAN, OR CHICANO | 17. Decedent's Race: WHITE | |
| 18. Father's Name: ANGEL VILLARREAL | | 19. Mother's Name Prior to First Marriage: PAULA BRITO | |
| 20a. Informant's Name: PAOLA VILLARREAL | 20b. Relationship to Decedent: DAUGHTER | 20c. Mailing Address: 11113 N CREEK DRIVE, MT JULIET, TN 37122 | |
| 21a. Method of Disposition: BURIAL | 21b. Place of Disposition: CHRIST CHURCH MEMORIAL GARDENS | 21c. Location: NASHVILLE, TN | |
| 22a. Signature of Funeral Director: /s/ WENDELL L BYRD | 22b. License Number: 2558 | 22c. Signature of Embalmer: ▶ /s/ PAMELA S PENLAND | 22d. License Number: 4323 |
| 23a. Name and Address of Funeral Home: WOODLAWN FUNERAL HOME, INC. - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211 | | | 23b. License Number: 760 |
| 24a. Registrar's Signature: /s/ EDWARD G BISHOP III | | 25. Date Filed: 10/28/2022 | |

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: ▶ /s/ DAVID L ZIMMERMAN, MD | 27b. License Number: 046030 | 27c. Date Signed: 09/30/2022 |
| 27d. Name and Address of Certifier: DAVID L ZIMMERMAN, MD 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. HYPERTENSIVE CARDIOVASCULAR DISEASE | |
| | 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?: YES
29b. Were Autopsy Findings Available to Complete the Cause of Death?: YES

| | | | | |
|---|---|---|---|---|
| 30. Manner of Death: NATURAL | 31. Did Tobacco Use Contribute to Death?: UNKNOWN | 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-1655E RDA 10112

14545658

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

1741554576758

Date Issued: Oct 28 2022

CERTIFICATION OF VITAL RECORD

202303060015615