Karen Johnson Davidson County
Batch# 1016098 AFFIDAVITH
06/16/2023 01:16:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230616-0046209

This instrument prepared based on information
provided by the parties and not independent verification by:
C. Michael Robinson
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

Map & Parcel: 128-10 18.00
Address Owner: Brandalon Nichol Curtis
Send Tax Bill: 7929 STALLION DR, NASHVILLE, TN 37221

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned having been first duly sworn according to law, deposes and states as follows:

1. That I am adult resident of Tennessee and I have personal knowledge of the matters stated in this Affidavit.

2. That Matthew Curtis (hereinafter "the Decedent") died intestate on January 24, 2021 leaving his spouse, Brandalon Nichol Curtis, of 7929 Stallion Drive, Nashville, Tennessee 37221 and four minor children: Derek Scott Curtis (12/28/2004), Cody Glen Curtis (07/20/2006), Kayla Grace Curtis (4/23/2009), and Delia Layne Curtis (10/27/2011) of 7929 Stallion Drive, Nashville, Tennessee 37221.

3. That the Death Certificate of the Decedent is attached hereto in Attachment A.

4. That at the time of his death, Matthew Curtis was the sole owner of fee simple interest in the property located at 7929 Stallion Drive, Nashville, Tennessee 37221 and more particularly described as follows:

> Being Lot No. 50 on the Plan of Stacy Square, Section w, as of record in Plat Book 4175, Page 30,, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for if more complete and accurate legal description thereof.
>
> Being the same property conveyed to Michael R. Phillips and Wife, Audrey M. Phillips by Warranty Deed dated March 30, 2001 from Donald K. Rucker and Tina Rucker, husband and wife of record in Instrument No. 20010406-0033987, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Matthew Curtis, unmarried, by warrant Deed dated November 24, 2003 from Michael R. Phillips and Wife, Audrey M. Phillips of record in Instrument No.

20031201-0172417, Register's Office for Davidson County, Tennessee.

This is improved al property, known as 7929 Stallion Drive, Nashville, TN 37221.

5. That the above referenced spouse and children of the Decedent are the heirs-at-law of the Decedent.

6. That the above referenced spouse and children own the above referenced property in fee simple interest by the laws of intestate succession.

7. That *Tenn. Code Ann.* § 67-4-409(a)(3)(D) exempts this instrument from tax and *Tenn. Code Ann.* § 67-4-409(a)(5) further provides the valuation oath is unnecessary, said Affidavit being use to evidence transfer of title to the property to a beneficiary.

FURTHER, AFFIANT SAY NOT.

Dated this the 14th day of June, 2023.

Howard Glen Brons

Howard Glen Brons

OATH

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **Howard Glen Brons** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 14th day of June, 2023.

Chas Robinson

NOTARY PUBLIC

My Commission Expires: 11-6-24

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2021012817

1. Decedent's Legal Name: SAUTHEW THOMAS COURTS | 2. Sex: MALE | 3. Date of Death: 01/24/2021

4. Time of Death (Hours): [illegible] | 4a. Age: 47 | 5. Date of Birth: 06/04/1973 | 7. Birthplace: NASHVILLE, TN

6. Place of Death: INPATIENT

8a. Facility Name: SAINT THOMAS WEST HOSPITAL | 8c. City or Town: NASHVILLE | 8d. County of Death: DAVIDSON

9. Marital Status: MARRIED BUT SEPARATED | 10. Surviving Spouse (name prior to first marriage): UNKNOWN UNKNOWN | 11a. Decedent's Usual Occupation: TRUCK DRIVER | 11b. Kind of Business/Industry: U.P.S.

12. Social Security Number: 6139 | 12a. Residence State or Foreign Country: TENNESSEE | 12c. County: DAVIDSON | 12d. City or Town: NASHVILLE

12e. Street and Number: 7929 STALLION DR | 12f. Inside City Limits? YES | 12g. Zip Code: 37221 | 13. Was Decedent Ever in US Armed Forces? NO

14. Decedent's Education: BACHELORS DEGREE | 15. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO | 16. Decedent's Race: WHITE

17. Father's Name: GARY CURTIS | 18. Mother's Name Prior to First Marriage: BETTY RUTH WOOSLEY

19a. Informant's Name: ALEX CURTIS | 19b. Relationship to Decedent: BROTHER | 19c. Mailing Address: 905 WHITE HEATH COURT, NASHVILLE, TN 37221

20. Method of Disposition: CREMATION | 20b. Place of Disposition: ELLIS FUNERAL HOME CREMATORY | 20c. Location: NASHVILLE, TN

21a. Signature of Funeral Director: ROBERT H WHITLEY | 21b. License Number: 3618 | 21c. Signature of Embalmer: | 21d. License Number:

22a. Name and Address of Funeral Home: ELLIS FUNERAL HOME AND CREMATION SERVICE, 2627 NOLENSVILLE PIKE, NASHVILLE, TN 37211-2218 | 22b. License Number: 775

23. Registrar's Signature: EDWARD G BISHOP III | 23a. Date Filed: 02/23/2021

24. Certifier:
24a. ☐ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
24b. ☐ 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.

24c. Certifier: WILLIAM MCCLAIN | 24d. License Number: 56105 | 24e. Date Signed: 02/09/2021

24f. Name and Address: WILLIAM MCCLAIN 6001 S. GASS BLVD NASHVILLE, TN 37216

25. 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.

IMMEDIATE CAUSE (Final disease or condition resulting in death): TOXIC EFFECTS OF ENZOLAM, MITRAGYNINE, HYDROCODONE, APLRAZOLAM

Sequentially list conditions, if any, leading to the immediate cause. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.

25a. Interval Between Onset to Death:

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

26. Was an Autopsy Performed? YES

27. Were Autopsy Findings Available to Complete the Cause of Death? YES

28. Manner of Death: ACCIDENT | 29. Did Tobacco Use Contribute to Death? NO | 30. If Female: N/A

31. If Transportation Injury, Specify: | 32. Date of Injury: FOUND | 33. Time of Injury: UNKNOWN | 34. Injury at Work? NO | 34d. Place of Injury: RESIDENCE

35. How Injury Occurred: USED DRUGS | 34. Location of Injury: 7929 STALLION DRIVE, NASHVILLE, TN

BOA-1012

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.

13159720

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

Date Issued: 03/02/2021

CERTIFICATION OF VITAL RECORD