Karen Johnson Davidson County
Batch# 1026797 AFFIDAVITH
07/17/2023 09 23 34 AM 4 pgs
Fees $22 00 Taxes $0 00
20230717-0054413

THIS INSTRUMENT PREPARED BY:

MARTIN HELLER POTEMPA
& SHEPPARD, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

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

STATE OF ALABAMA
COUNTY OF Mo

The actual consideration for this transfer is: **$0.00**.

Jeannie Osborne Holley
AFFIANT

Subscribed and sworn to before me, this 07 day of July 2023.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC ALABAMA
SARAH E. MASON
My Commission Expires
June 15, 2025

Address New Owner:	Send Tax Bills To:	Tax Information:
Yancy Wayne Spears, et. al. 30195 Persimmon Drive Spanish Fort, AL 36527	New Owner	16209007200

AFFIDAVIT OF HEIRSHIP

1. My name is **Jeannie Susan Osborne Holley** ("Affiant"). I currently reside in Mobile County, state of Alabama. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. Judith Osborne Spears (hereinafter "Decedent") was my sister.

3. Decedent died on January 21, 2022, as a resident of Davidson County, Tennessee. Her Death Certificate is attached hereto as **Exhibit 1**. Descendent died without a valid Last Will and Testament and her intestate estate is being probated under Docket No. 23P1005 in the Seventh Circuit Court for Davidson County, Tennessee.

4. At the time of her passing, Decedent owned real property located at **275 ASH GROVE DR, NASHVILLE, TENNESSEE 37211** (the "Property"). The Property is more fully and particularly described as follows:

Being Lot No. 22 on the plan of Hickory View, Section One of record in Book 5210, page 221, Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Judith O. Spears, unmarried, by Warranty Deed from Robert C. Wheeler and wife, Donna W. Wheeler, of record in Book 9769, Page 561, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of her death.

6. During her lifetime, Decedent had two children, Yancy Wayne Spears and Renee Celeste Goodman. The said Renee Celeste Goodman predeceased the Decedent on April 9, 2017, leaving behind one child, Zacharey Austin Goodman, as her sole heir at law. See Renee Celeste Goodman's obituary attached hereto as **Exhibit 2**. Decedent had no other children, born-to or adopted by her, during her lifetime.

7. Therefore, Decedent's interest in the Property vested in fee simple absolute in **YANCY WAYNE SPEARS** and **ZACHAREY AUSTIN GOODMAN**, as her sole heirs-at-law, immediately upon her death, pursuant to T.C.A. §31-2-103.

FURTHER AFFIANT SAYETH NOT.

SWORN this 07 day of July 2023.

Jeannie Susan Osborne Holley

Jeannie Susan Osborne Holley
Affiant

STATE OF ALABAMA)
COUNTY OF Mobile)

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

Sworn to and subscribed before me, the undersigned Notary Public, this 07 day of July 2023.

NOTARY PUBLIC
My commission expires: June 15, 2025

STATE OF ALABAMA NOTARY PUBLIC
SARAH E. MASON
My Commission Expires
June 15, 2025

THE FRONT OF THIS DOCUMENT IS PINK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State File Number 101 2022-05683

1 DECEASED LEGAL NAME: Judith Carolyn Spears					2 DATE AND TIME OF DEATH: Jan 21, 2022 0330	
3. ALIAS NAME(IF ANY): None Given					4 DATE AND TIME PRONOUNCED DEAD:	
5. COUNTY OF DEATH: Baldwin	6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE: Robertsdale, 36567			7. PLACE OF DEATH: Robertsdale Rehabilitation and Healthcare Cen		
8 SEX: Female	9. LAST NAME PRIOR TO FIRST MARRIAGE: Osborne				10. SERVED IN ARMED FORCES: No	
11 AGE: 75	UNDER 1 YEAR MONTHS:	DAYS:	UNDER 1 DAY HRS:	MINS:	12. DATE OF BIRTH: Dec 13, 1946	13. BIRTHPLACE (State or Foreign Country): Alabama
14 SOCIAL SECURITY NUMBER: [redacted]						
15 MARITAL STATUS: Divorced	16 SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE:				17 RESIDENCE STATE: Tennessee	
18 RESIDENCE COUNTY: Davidson	19. CITY, TOWN OR LOCATION AND ZIP CODE: Nashville, 37211			20 STREET ADDRESS: 275 Ash Grove Drive		
21 INFORMANT NAME, RELATIONSHIP AND ADDRESS: Yancy W Spears, Son, 30195 Persimmon Drive, Spanish Fort, AL 36527						
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE: Arnold D Osborne				23 MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE: Edith Estelle Stabler		
24. DISPOSITION OF BODY: Burial	25. CEMETERY OR CREMATORY: Mobile Memorial Gardens			26 LOCATION: Mobile, Alabama		
27 DATE OF DISPOSITION: Jan 26, 2022	28 FUNERAL DIRECTOR OR OTHER AGENT: Buffy Johnston			29. LICENSE NUMBER: 05402	30 DATE SIGNED: Feb 9, 2022	
31 FUNERAL HOME NAME AND ADDRESS: Mobile Memorial Gardens Funeral Home, 6040 Three-Notch Rd, Mobile, AL 36619					32. LICENSE NUMBER:	

33. **MEDICAL CERTIFICATION:** Certifying Physician

34 NAME: Lynn Porter MD	35 LICENSE NUMBER: 14153	36 DATE SIGNED: Jan 26, 2022
37 ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH: 18317 US Hwy 90, Robertsdale, Alabama 36567		
38 REGISTRAR: Nicole Henderson Rushing		39 DATE FILED: Feb 9, 2022

CAUSE OF DEATH

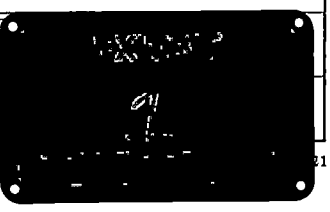
40 PART I DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH	INTERVAL
IMMEDIATE CAUSE [redacted]	Unknown
DUE TO (OR AS A CONSEQUENCE OF)	
UNDERLYING CAUSE B. DUE TO (OR AS A CONSEQUENCE OF)	
C. DUE TO (OR AS A CONSEQUENCE OF)	
D	

41. PART II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH

42 MANNER OF DEATH	43 PREGNANT (IF FEMALE)	44 AUTOPSY	45 FINDINGS CONSIDERED	46 TOXICOLOGY	47 FINDINGS CONSIDERED	48 TOBACCO USE CONTRIBUTED TO DEATH
Natural Causes		Unk	Unk	Unk	Unk	Unknown

49 HOW INJURY OCCURRED

50. DATE AND TIME OF INJURY	51. INJURY AT WORK	52. IF TRANSPORTATION INJURY, SPEC
53 PLACE OF INJURY	54. LOCATION OF INJURY	



ANY ALTERATIONS VOID THIS DOCUMENT

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2022-143-609-1

February 9, 2022

Nicole H. Rushing

Nicole Henderson Rushing
State Registrar of Vital Statistics

IN LOVING MEMORY

Tribute

Renee S. Goodman, d April 9, 2017

In Loving Memory

February 25, 1972 – April 9, 2017



Villa Rica, Georgia

Renee Spears Goodman, a resident of Villa Rica, Georgia and former resident of Saraland, Alabama, went to be with the Lord Sunday, April 9, 2017 Renee was an avid Alabama Crimson Tide and NASCAR racing fan, and her love of her dogs, Mollie and Allie She was preceded in death by her grandparents Arnold and Edith Osborne

She is survived by her son, Zacharey Austin Goodman, mother, Judy (Osborne) Spears, brother, Yancy "Bubba" Spears (Susanne), nephews, Trent and Taylor Spears, and many other aunts, uncles, cousins and other relatives and friends

The family will receive friends for a time of visitation at Hughes Funeral Home, April 18, 2017 from 5-7 00 PM Graveside services will be at 10AM, Wednesday,

April 19, 2017 at Mobile Memorial Gardens Officiating will be Pastor Al Brown Expressions of condolence may be offered at www hughesfh com Arrangements are by Hughes Funeral Home, 7951 American Way, Daphne, AL, 36526

