Karen Johnson Davidson County
Batch# 1034580 AFFIDAVITH
08/04/2023 10:07:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060376

This instrument prepared based on information provided by the parties and not independent verification by:
C. Michael Robinson
2705 Gallatin Pike
Nashville, Tennessee 37216
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

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. Helen Jenice Cheatham (hereinafter "the Decedent") died intestate on May 17, 2023, a resident of 331 Alice Ave Nashville, Davidson County, Tennessee 37211. The Death Certificate of Helen Jenice Cheatham is attached hereto in Attachment A.

3. The Decedent died without a valid Last Will and Testament.

4. The Decedent died leaving no spouse, her spouse David L. Cheatham having predeceased her, and three children as follows: (1) Diaquetis T. Mimms; (2) David D. Cheatham; and (3) David K. Cheatham.

5. That at the time of her death, Helen Jenice Cheatham was the fee simple owner of the real property located at 331 Alice Ave Nashville, Davidson County, Tennessee 37211 and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot 8, Subdivision of the Pritchett Lands, as in Book 421, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to K & R Properties, Inc., by deed from Regent Co., Inc., a Tennessee corporation, of record in Book 7896, Page 679, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David L. Cheatham and wife, Jenice Cheatham, by deed of record from K&R Properties, Inc. in

Book 8019, Page 323, Register's Office for Davidson County, Tennessee.

This is improved property known as 331 Alice Ave Nashville, Davidson County, Tennessee 37211.

6. That to the best of my knowledge the below referenced children are the heirs-at-law of the Decedent and those who have inherited the real property as tenants in common:

   a. Diaquetis T. Mimms, daughter, 2075 Autumn Ridge Way, Spring Hill, TN 37174;
   b. David D. Cheatham, son, 180 Wallace Road H9 Nashville, TN 37211; and
   c. David K. Cheatham, son, 5132 Singing Hills Drive Antioch, TN 37013.

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 used to evidence transfer of title to the property to a beneficiary.

FURTHER, AFFIANT SAY NOT.

Dated this the 25 day of July, 2023

DENNIS MIMMS

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, **DENNIS MIMMS,** 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 25 day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 10-12-2024

ERICA A HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-12-2024

STATE OF TENNESSEE
Office of Vital Records

A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 030861

1. Decedent's Legal Name: HELEN JENICE CHEATHAM		2. Sex: FEMALE	3. Date of Death: 05/17/2023
4. Time of Death (Actual): 14:54	5a. Age: 68	6. Date of Birth: 11/07/1954	7. Birthplace: NASHVILLE, TN
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 331 ALICE AVE	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: HOMEMAKER	11b. Kind of Business/Industry: HOMEMAKER
12. Social Security Number: 4145	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 331 ALICE AVE	13e. Inside City Limits?: YES	13f. Zip Code: 37211	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: BLACK OR AFRICAN AMERICAN	
18. Father's Name: DANIEL LEE HALL	19. Mother's Name Prior to First Marriage: HELEN JENICE MCCRAY		
20a. Informant's Name: DIA MIMMS	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 2075 AUTUMN RIDGE WAY, SPRING HILL, TN 37174	
21a. Method of Disposition: BURIAL	21b. Place of Disposition: MTSVC	21c. Location: PEGRAM, TN	
22a. Signature of Funeral Director: ▶ /e/ GEORGE M BAKER JR	22b. License Number: 4695	22c. Signature of Embalmer: ▶ /e/ PATRICK LAMONT TUCKER	22d. License Number: 5072
23a. Name and Address of Funeral Home: HIGHLAND HILLS FUNERAL HOME AND CREMATORY, 2422 BRICK CHURCH PIKE, NASHVILLE, TN 37207-4403			23b. License Number: 1259
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 05/23/2023	

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/ ANH THI MEADOWS	27b. License Number: 045572	27c. Date Signed: 05/22/2023
27d. Name and Address: ANH THI MEADOWS 1718 PATTERSON STREET, 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): a. CHEMOTHERAPY INDUCED CARDIOMYOPATHY STATUS POST HEART TRANSPLANT
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: b. BREAST CANCER
c.
d.

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

28a. Was an Autopsy Performed?: NO
28b. 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?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH-1659E RDA:10112

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.

14999082

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

Edward G Bishop III
Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: May-23-2023

CERTIFICATION OF VITAL RECORD