Karen Johnson Davidson County
Batch# 1035133 AFFIDAVITH
08/07/2023 09 19 05 AM 5 pgs
Fees $27 00 Taxes $0 00
20230807-0060729

THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF Davidson
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	The actual consideration for this transfer is **$0.00** Felicia Lopez AFFIANT
An independent title search was not conducted in the preparation of this Affidavit All information was provided by the Affiant	Subscribed and sworn to before me, this 3 day of August 2023. Sara Denman NOTARY PUBLIC My Commission Expires 1/27/2026

SARA DENMAN STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY My Commission Expires January 27 2026

Address New Owner:	Send Tax Bills To:	Tax Information:
Terry Bean Lupo & James John Bean 3528 Longhaven Crossing Antioch, TN 32013	New Owner	164-13-16

AFFIDAVIT OF HEIRSHIP

1. My name is **DANITA MATAYA** ("Affiant"). I currently reside in Clinton County, state of Iowa. 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. **VICKY L. BEAN** (hereinafter "Decedent") was my cousin, and I knew her for approximately 65 years.

3. Decedent died on June 10, 2023, as a resident of Davidson County, Tennessee. Her Death Certificate is attached hereto as **Exhibit 1**. To my knowledge, she died without a Last Will and Testament and her intestate estate is currently being probated under Docket No. 23P1267 in the Seventh Circuit Court for Davidson County, Tennessee.

4. At the time of her passing, Decedent owned real property located at **3528 LONGHAVEN CROSSING, ANTIOCH, TENNESSEE 32013** (the "Property"). The Property is more fully and particularly described as follows

> Land in Davidson County, TN, being Lot No 315 on the Plan of Asheford Crossing, Section One, of record in Plat Book 7900, Page 937, Register's Office

for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Vicky L. Bean, by Warranty Deed from Phillips Builders, Inc a Tennessee Corporation, of record in Book 10053, Page 219, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of her death, and she had no children, born-to or adopted by her, during her lifetime.

6. The Decedent was predeceased by both of her parents Her father, James Donald Bean, died on December 30, 2017, and her mother, Dorothy Ann Bean, died on September 25, 2022. Their obituaries are attached hereto as **Collective Exhibit** ~~B~~ 2

7. Decedent had two siblings, Terry Bean Lupo and James John Bean

8. Therefore, Decedent's interest in the Property vested in fee simple absolute in Terry Bean Lupo and James John Bean, her sole heirs-at-law, immediately upon her death, pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the names of **TERRY BEAN LUPO** and **JAMES JOHN BEAN, AS TENANTS IN COMMON**

FURTHER AFFIANT SAYETH NOT.

SWORN this 31 day of July 2023.

Danita Mataya

Danita Mataya, *Affiant*

STATE OF Iowa)
COUNTY OF Clinton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danita Mataya,** the within named Affiant, 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.

Sworn to and subscribed before me, the undersigned Notary Public, this 31 day of July 2023.

NOTARY PUBLIC
My commission expires: 08108126

NOTARIAL SEAL IOWA
AMANDA JANE SCHAEFER
COMMISSION NUMBER 805798
MY COMMISSION EXPIRES
08108126

STATE OF TENNESSEE
Office of Vital Records

[redacted]

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 040393

1. Decedent's Legal Name: VICKY LYNN BEAN			2. Sex: FEMALE	3 Date of Death: 06/10/2023
4 Time of Death (Approx.): 06 45 PM	5a Age: 68	6 Date of Birth: 04/07/1955	7. Birthplace: NORRISTOWN PA	
8a Place of Death: INPATIENT				
8b Facility Name: TRISTAR SOUTHERN HILLS MEDICAL CENTER		8c City or Town: NASHVILLE		8d County of Death: DAVIDSON
9 Marital Status: NEVER MARRIED	10 Surviving Spouse (name prior to first marriage)	11a Decedent's Usual Occupation: MEDICAL TECHNOLOGY		11b Kind of Business/Industry: COLUMBIA HCA
12. Social Security Number: [redacted]	13a Residence-State or Foreign Country: TENNESSEE	13b County: DAVIDSON		13c City or Town: ANTIOCH
13d Street and Number: 3528 LONGHAVEN CROSSING		13e Inside City Limits?: YES	13f Zip Code: 37013	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: JAMES D BEAN		19 Mother's Name Prior to First Marriage: DOROTHY A SCHNACK		
20a Informant's Name: JAMES J BEAN	20b. Relationship to Decedent: BROTHER	20c Mailing Address: 500 CARRIAGE WOODS CIRCLE, CARY, NC 27513		
21a Method of Disposition: CREMATION	21b Place of Disposition: MUSIC CITY CREMATORY SERVICE		21c Location: NASHVILLE TN	
22a Signature of Funeral Director: ▶ /e/ WENDELL L BYRD	22b License Number: 2556	22c Signature of Embalmer: ▶		22d. License Number
23a Name and Address of Funeral Home: WOODBINE FUNERAL HOME, INC - HICKORY CHAPEL 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211				23b License Number: 760
24 Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25 Date Filed: 07/06/2023		

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	27b License Number	27c Date Signed
▶ /e/ AVI DAS	57767	07/05/2023

27d Name and Address: AVI DAS 2400 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 stated on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a [redacted]	
	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	31 Did Tobacco Use Contribute to Death?	32 If Female:
NATURAL	NO	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.

15072734

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

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Jul-07-2023

CERTIFICATION OF VITAL RECORD



James Donald Bean

James Donald Bean of Audubon, PA, passed away on December 30, 2017 at the age of 90. James was born on July 13, 1927 in Geneseo, IL to Clare Bean and Lora E Downey Bean. He was a star athlete in football and track at Geneseo high school, where he recently was inducted into the Hall of Fame for track. Upon graduation from high school, he enlisted and served in the U.S. Navy under the V-5 program during his college years. James graduated in 1949 from Iowa State University with a Bachelor of Science in Chemistry with minors in Math and Physics. He worked for John Deere (Rock Island, IL and Ottumwa, IA) from 1949 – 1954. He moved to Norristown, PA in 1954 to begin a long career at Superior Tube Company, Collegeville, PA He held many positions during his 40 years at Superior until his retirement He was a charter member of Gloria Dei Lutheran Church (Ambler, PA), President of Jaycee's, Volunteered at Valley Forge National Park and drove patients to hospital visits. For the last 13 years James and Hedi have lived at Shannondell Retirement Community. Hobbies included camping, photography, bowling, and tennis. He was a member of the American Society of Metallurgists

James is survived by his wife Hedi Bean of Audubon, PA; sister, Carol Maplethorpe of Antioch, IL, daughter, Terry (& David) Lupo of Mt. Pleasant, SC; daughter, Vicky Bean of Antioch, TN, son James J. (& Tamara) Bean of Cary, NC; son, Charles (& Karen) Smith of Hatfield, PA, daughter, Pam (& Tom) Laurent of Maple Glen, PA; 10 grandchildren, and 2 great grandchildren James was preceded in death by his parents, brothers Herbert, Paul and William Bean, and by his daughter Amy Derfler.

Relatives and friends are invited to his Memorial Service on Saturday, January 6, 2018 at 11:00 AM at St. Andrew's Lutheran Church, 2725 Egypt Rd, Audubon, PA 19403 Burial will be private in Augustus Lutheran Church Cemetery in Trappe, PA. In lieu of flowers, please send memorials in James' name to the Valley Forge Park Alliance, c/o The Friends of Valley Forge Park, 1400 North Outer Line Drive King of Prussia, PA 19406 www.vfparkalliance org



Dorothy Bean

March 06, 1932 - September 25, 2022

Dorothy Ann Bean, 90, of DeWitt, Iowa, went to be with her Lord and Savior on Sunday, September 25, 2022.

Dorothy was born March 6, 1932, in Clinton, Iowa to John P. and Elsie L. Schnack She graduated from DeWitt High School in 1949 and graduated as a Registered Nurse from Moline Public Hospital, School of Nursing in 1952. Dorothy was also a member of Trinity College of Nursing Alumni

Dorothy was married to James D. Bean for 25 years and they moved to Pennsylvania in 1954. She was a charter member of Gloria Dei Lutheran Church and School in Blue Bell, Pennsylvania. Dorothy worshipped there for 45 years and was very active in her church and school including doing volunteer nursing. She served as President of the Philadelphia zone, Lutheran Women's Missionary League.

Dorothy worked for 6 years as a graduate assistant for Dale Carnegie courses in the Philadelphia area. She spent 14 years with the Plymouth Pediatric Group and retired as a Forensic RN from the Norristown State Hospital in 1998.

Dorothy moved back to Iowa to look after her mother in 1999. She loved her family and spent her life helping others through nursing She enjoyed camping and experiencing God's creation in the outdoors.

Dorothy is survived by her children Terry (Rev David) Lupo, Mt. Pleasant, South Carolina, Vicky Bean, Antioch, Tennessee, and James (Tamara) Bean of Cary, North Carolina; her sister Elizabeth (Roland) Niemann and brother John H. Schnack, both of DeWitt, Iowa; her grandchildren Nathan (Jennifer) Lupo, Jeffrey (Savina) Bean, Timothy Lupo and Samantha (James) West, along with great-grandchildren Hunter West, and Aria and Ava Joy Lupo

Dorothy was preceded in death by her parents, brother Guenther Schnack, and brother-in-law, Roland Niemann.

Respects can be paid at Schultz Funeral Home, in DeWitt, on Saturday, October 22, 2022, from 1.00 p.m. until the service time of 2:00 p.m.

Livestreaming of the service https://www.facebook.com/schultzfuneralhomes/live

In lieu of flowers the family requests donations be made to Trinity Health Foundation at 2701 17th Street, Rock Island, IL 61201, (https://www.unitypoint.org/quadcities/trinity-health-foundation.aspx)

Arrangements are in the care of Schultz Funeral Home, DeWitt. Condolences may be expressed