THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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Batch# 1046764 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann § 30-2-712, I, TIMOTHY CURTIS being duly sworn, hereby state as follows:

1 My full name is TIMOTHY CURTIS. I currently reside at 1118 Tamaras Way, Hendersonville, Tennessee 37075. I am over the age of 18 and I am not incapacitated nor suffering from a disability. I hereby declare that I have personal knowledge of the information stated below

2 My Father, KENNETH RAY CURTIS, died on June 19, 2022, and was not married at the time of his death, his Wife, MARCIA S CURTIS, having predeceased him

3. KENNETH RAY CURTIS owned certain real property known as 3890 Cantarutti Road, Joelton, Davidson County Tennessee 37080 ("Property"), the full legal description of which is attached hereto as **Exhibit A.** Death Certificate attached as **Exhibit B**

4. KENNETH RAY CURTIS had three children who are his heirs at law: TIMOTHY CURTIS, MARCIE CURTIS CASTELLARIN, and MICHAEL CURTIS.

5. KENNETH RAY CURTIS died leaving a Last Will and Testament admitted to probate in Davidson County docket number 22P1380, **Exhibit C;** however the Last Will and Testament did not vest title to the real property in the Personal Representative and therefore is not subject to an Executor's Deed

6. The terms of the Will devised the property to Decedent's three children in the following shares, 60% to Michael Curtis, 20% to Timothy Curtis and 20% to Marcie Curtis Castellarin.

7. The Property is vested in the following three individuals:

a. MICHAEL CURTIS – 60% share, 3890 Cantarutti Road, Joelton, Tennessee 37080.

b. TIMOTHY CURTIS – 20% share, 1118 Tamaras Way, Hendersonville, Tennessee 37075.

c MARCIE CURTIS CASTELLARIN – 20% share, 5107 Rawlings Road, Joelton, Tennessee 37080

FURTHER, AFFIANT SAITH NOT.

Dated this the 17 day of July 2023

Timothy D. Curtis

TIMOTHY CURTIS

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this 17 day of July, 2023, before me, the undersigned, personally appeared TIMOTHY CURTIS, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires 1/6/25

ERNIE MIDGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Beginning at a point in the easterly line of the tract of land conveyed to Reau E. Folk, Jr., Trustee, by deed of record in Book 2809, page 383, said point being 600 feet north 3°30' east of the southwesterly corner of said tract of land, and running thence with said easterly line north 3°30' east 260 feet to a point, thence south 77°30' east 210 feet, more or less, to the easterly margin of Cantarutti Road, as extended; thence, with the same, south 12°30' west 84 feet to the beginning of a curve, having a radius of 50 feet, thence, along said curve a distance of 36 feet in a southwesterly direction to a point; thence along another curve, having a radius of 50 feet, in a southeasterly direction, a distance of 61 feet to a point; thence, south 76°45' west 160 feet, more or less, to the beginning, containing 0.9 acres, more or less.

Being the same property conveyed to Sue T. Viaches, for her sole and separate use, by deed from Reau E. Folk, Jr., Trustee, as of record in Book 3254, page 285.

EXHIBIT B

Death certificate of Kenneth Ray Curtis.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 042041

1. Decedent's Legal Name			2. Sex	3. Date of Death
KENNETH RAY CURTIS			MALE	06/19/2022
4. Time of Death (Actual)	5a. Age	6. Date of Birth	7. Birthplace	
17 23	85	09/10/1936	NASHVILLE, TN	
8a. Place of Death				
INPATIENT				
8b. Facility Name		8c. City or Town		8d. County of Death
SKYLINE MEDICAL CENTER		NASHVILLE		DAVIDSON
9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry
WIDOWED		SPECIAL SECURITY		BELL SOUTH
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town
9467	TENNESSEE	DAVIDSON		JOELTON
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
3890 CANTARUTTI RD		YES	37080	YES
15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race		
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		19. Mother's Name Prior to First Marriage		
BOND WILLIAM CURTIS		FLOSSIE MAE CURTIS		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
MARCIE HARRIS	DAUGHTER	5107 RAWLINGS RD, JOELTON, TN 37080		
21a. Method of Disposition	21b. Place of Disposition	21c. Location		
BURIAL	WILL SMITH CEMETERY	ASHLAND CITY, TN		
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number
▶ /e/ KEN ANDERSON	3215	▶ /e/ ROBERT GREGORY DEGNAN		6919
23a. Name and Address of Funeral Home				23b. License Number
ANDERSON AND GARRETT FUNERAL HOME, 3501 OLD CLARKSVILLE PIKE, JOELTON, TN 37080-8892				193
24. Registrar's Signature		25. Date Filed		
▶ /e/ EDWARD G BISHOP III		06/24/2022		

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	27b. License Number	27c. Date Signed
▶ /e/ DREW FLANSBAUM	54961	06/24/2022
27d. Name and Address		
DREW FLANSBAUM 391 WALLACE RD, NASHVILLE, TN 37211		

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 MYOCARDIAL INFARCTION	
	b	
	c	
	d.	

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

CHRONIC OBSTRUCTIVE PULMONARY DISEASE, HYPERTENSION

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	UNKNOWN	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 1659E RDA 10112

14273670

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

1 4 2 7 3 6 7 0

Date Issued: Jun-27-2022

CERTIFICATION OF VITAL RECORD

EXHIBIT C

Last Will and Testament of Kenneth Ray Curtis.

LAST WILL AND TESTAMENT

OF

KENNETH RAY CURTIS

I, Kenneth Ray Curtis, residing in Joelton, Davidson County, Tennessee, being of full age and sound and disposing mind and memory, and considering the uncertainty of this life, hereby make, publish and declare this to be my Last Will and Testament, and I hereby revoke any and all wills by me at any time heretofore made

FIRST: I direct that all of my just debts, including my funeral expenses be first paid out of my estate.

SECOND: I hereby give, devise and bequeath my real property located at 3890 Cantarutti Road, Joelton, Tennessee to my children, Michael Curtis, Timothy Curtis and Marcie Castellarin, subject to the provisions below and with an ownership interest as set forth below

THIRD: It is my desire that Michael Curtis shall have the right to reside on the property during his lifetime, and I hereby give, devise and bequeath a life estate in the property to my son, Michael Curtis I further instruct that Michael Curtis shall have the option to live in the house or in the apartment over the garage I further instruct that the part not chosen by Michael Curtis shall be rented I direct that the rental income be used for upkeep on the property Should my son, Michael Curtis, decide that he no longer wants to reside on the property, he shall have the right to sell the property and the division will be made as set out below which will be the same as the interest of my children in the real property at 3890 Cantarutti Road, Joelton, Tennessee

Michael Curtis shall have 60%, Timothy Curtis shall have 20% and Marcie Castellarin shall have 20% of the whole Any proceeds from the sale of the property shall be divided in those percentages should Michael Curtis decide to sell the property during his life estate or from a sale at the conclusion of his life estate.

FOURTH: I hereby give, devise and bequeath my one-half interest in real property located on Rawlings Road, Joelton, Tennessee to my grandchildren, Michael Castellarin and Adam Castellarin, in equal shares. However, if either Michael Castellarin or Adam Castellarin should take under this clause before the age of twenty-five years, then I give, devise and bequeath the share of each such child to Marcie Castellarin, **IN TRUST NEVERTHELESS**, for the following purposes and under the following terms:

(1) to invest said share according to the law of the State of Tennessee,

(2) to pay the income and principal of said share to such child or for the benefit of such child in the discretion of said Trustee,

(3) to accumulate the said income in her discretion and to pay the accumulated income to such child or for the benefit of such child, in whole or in part, as said Trustee sees fit,

(4) to pay the accumulated income, if any, and the balance of the principal, if any, to such child when he reaches the age of twenty-five

If such child named above dies before reaching the age of twenty-five, then to pay said accumulated income, if any, and the balance of the principal, if any, to his estate.

FIFTH: I hereby give, devise and bequeath all of my jewelry to my son, Timothy Curtis

SIXTH: I hereby give, devise and bequeath all the remainder of my property, real, personal, and mixed in equal shares to my children, Michael Curtis, Timothy Curtis and Marcie Castellarin.

SEVENTH: I hereby appoint my son, Timothy Curtis and my daughter, Marcie Castellarin, to act as Co-Executors of this my Last Will and Testament, to serve without bond I further appoint Marcie Castellarin to act as the Trustee of any trust created hereunder, to serve without bond

IN WITNESS WHEREOF, I hereunto set my hand, and declare the foregoing instrument to be my Last Will and Testament.

Dated this the 6 day of December, 2002

Kenneth R. Curtis
KENNETH RAY CURTIS

On this 6 day of Dec., 2002 Kenneth Ray Curtis, of Joelton, Davidson County, Nashville, County, State of Tennessee, declared the foregoing to be his Last Will and Testament, and asked us to witness the execution thereof, signed his name, Kenneth Ray Curtis, in our presence, at the end of said instrument in our presence, and as witnesses thereof, we do

now, at his request, in his presence, and in the presence of each other, hereunto subscribe our names and addresses, this clause having been first read to us, and we having noted and hereby certifying that the matters herein stated took place in fact and in the order herein stated

John Whitfield — Nash Dr.
NAME OF WITNESS — ADDRESS OF WITNESS

Kim Whitfield — Nash, TN
NAME OF WITNESS — ADDRESS OF WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for the above State and County, the within-named witnesses, who after being duly sworn according to law, deposed and said that they are the subscribing witnesses of the foregoing Will of Kenneth Ray Curtis; that each of them signed the attestation clause of the said Will at the request of Kenneth Ray Curtis and in his sight and presence, and in the sight and presence of each other, and that all facts stated in the foregoing attestation clause are true.

John Whitfield
NAME OF WITNESS
Kim Whitfield
NAME OF WITNESS

Sworn to and subscribed before me
this 10th day of December, 2002

Teresa D. Vaughn
NOTARY PUBLIC

TERESA D. VAUGHN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires Oct. 28-04