THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY JOHN FORREST KELLY, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.

AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **GEMMA TABAY** whose mailing address is **5320 Highland Place Way, Hermitage, TN 37076**, and **MARILOU COMIA** whose mailing address is **1504 Goldfinch Circle, Hermitage, TN 37076.**

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history and is executed for the purpose of establishing title to realty in and to the said heirs-at-law of **LORNA L. EDROZO.**

2. **LORNA L. EDROZO** [formerly **LORNA LINGAN**] died **July 10, 2023**, owning a parcel of real property located in Nashville, Davidson County, Tennessee, as follows: **1705 Timber Point, Nashville, TN 37214 [MAP AND PARCEL:** 108-16-0A-043.00**].**

> Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, in the 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 Lorna A. Lingan [sic], married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 31, 2005, and recorded March 31, 2005, of record as Instrument No. 20050405-0037318, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Scrivener's Affidavit correcting the Grantor's name as shown of record in Instrument No. 20050516-0054962, in the Register's Office for

Karen Johnson Davidson County
Batch# 1073278 **AFFIDAVITH**
11/17/2023 03:30:23 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231117-0089935

Davidson County, Tennessee

This conveyance is subject to the following:

1. Covenants Conditions and Restrictions recorded as Instrument No. 20040115-0006462, Register's Office for Davidson County, Tennessee., but not omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
2. Charter of Timber Ridge Homeowner's Association, Inc. of record as Instrument Number 20040123-0009124, Register's Office for Davidson County, Tennessee.
3. Subject to Roadway Easement of record in Book 10725, Page 218, Register's Office for Davidson County, Tennessee.
4. Rights of the public in and to the cemetery, with rights of ingress and egress thereto.
5. All matters on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, Register's Office for Davidson County, Tennessee.

3. **LORNA L. EDROZO** was married at the time of her death to **DAN REDEL PADER EDROZO**.

4. The decedent was survived by one (1) adult child: **CHARLIZE EDROZO** whose address is **1705 Timber Point, Nashville, TN 37214**. The decedent had no other biological or adopted children during her lifetime.

5. The decedent died without a Last Will and Testament. Probate of the estate of **LORNA L. EDROZO** is not contemplated as all assets passed by operation of law, and the estate is non-taxable.

6. This affidavit will confirm the vesting of title to the real property referenced above, after the death of **LORNA L. EDROZO** in **DAN REDEL PADER EDROZO** vested with an undivided one-half (50%) interest in said property and **CHARLIZE EDROZO** vested with an undivided one-half (50%) interest in said property. The real property is owned by said individual

in fee simple referenced in Paragraph (2) above.

7. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Fe .

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 6th day of November, 2023.

Gemma Tabay

GEMMA TABAY

STATE OF TENNESSEE)
)
CO TY OF Fem Davidson)

Personally, appeared before me, **GEMMA TABAY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 6th day of November, 2023.

Notary Public

My Commission Expires: 09/08/2025.

PAUL POLAND III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 8, 2025

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 6th day of November, 2023.

MARILOU COMIA

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally, appeared before me, **MARILOU COMIA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 6th day of November, 2023.

Notary Public

My Commission Expires: 03/03/2025.

MARITHZA ELLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2025

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 042413

1. Decedent's Legal Name: LORNA L EDROZO			2. Sex: FEMALE	3. Date of Death: 07/10/2023
4. Time of Death (Approx.): 19:49	5a. Age: 54	6. Date of Birth: 12/11/1968	7. Birthplace: PHILIPPINES	
8a. Place of Death: INPATIENT				
8b. Facility Name: VANDERBILT UNIVERSITY MEDICAL CENTER		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): DAN REDEL EDROZO	11a. Decedent's Usual Occupation: REGISTERED NURSE		11b. Kind of Business/Industry: MEDICAL
Security Number: -0277	12a. Residence-State or Foreign Country: TENNESSEE	12b. County: DAVIDSON		12c. City or Town: NASHVILLE
12d. Street and Number: 1705 TIMBER POINT		12e. Inside City Limits?: YES	12f. Zip Code: 37214	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: FILIPINO	
18. Father's Name: REDELIDLEFONSO LINGAN			19. Mother's Name Prior to First Marriage: LUISA CALUDUCAN	
20a. Informant's Name: DAN REDEL EDROZO	20b. Relationship to Decedent: HUSBAND	20c. Mailing Address: 1705 TIMBER POINT, NASHVILLE, TN 37214		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: HERMITAGE MEMORIAL GARDENS		21c. Location: OLD HICKORY, TN	
22a. Signature of Funeral Director: ▶ /e/ BRAD RAINES	22b. License Number: 4992	22c. Signature of Embalmer: ▶ /e/ CAYLEY FREEMAN		22d. License Number: 20172
23a. Name and Address of Funeral Home: HERMITAGE FUNERAL HOME AND MEMORIAL GARDENS, 535 SHUTE LANE, OLD HICKORY, TN 37138				23b. License Number: 540
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 07/17/2023	

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/ MATTHEW FRANKLIN MART	27b. License Number: 58322	27c. Date Signed: 07/11/2023

27d. Name and Address: MATTHEW FRANKLIN MART 1211 21ST AVE SOUTH, NASHVILLE, TN 37232

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. SEPTIC SHOCK	
	b. PERITONITIS	
	c. HEAD AND NECK SQUAMOUS CELL CARCINOMA, METASTASIZED	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: PULMONARY EMBOLISM; DEEP VENOUS THROMBOSIS; ACUTE RENAL FAILURE; METHICILLIN-SENSITIVE STAPHYLOCOCCUS AUREUS BACTEREMIA; COAGULOPATHY; ANEMIA OF CHRONIC DISEASE

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	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.

15075191

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-20-2023

CERTIFICATION OF VITAL RECORD