This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
P.O. BOX 489
Joelton, Tennessee, 37080-0489
Telephone: (615) 876-2550
Email: hskipworth@skipworthlaw.com
From paperwork provided by clients –
No Title examination requested.

NOTICE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard M. Skipworth
Attorney at Law
P. O. Box 489
Joelton, TN 37080

NEW OWNERS:
Gregg C. Nicholson, and
Wife, Beth Ann Nicholson
8100 Greenbrier Road
Joelton, TN 37080

Map & Parcel No:
009 00 0 146.00

SEND TAX NOTICE TO:
Gregg C. Nicholson, and
Wife, Beth Ann Nicholson
8100 Greenbrier Road
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 1073440 **AFFIDAVITH**
11/20/2023 11:22:49 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231120-0090185

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, Phoebia Catherine Tate, being first duly sworn according to law, and being of lawful age and residing for the past 60 plus years or more in Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swear or affirm to the following of her own free will and based upon his personal knowledge and familiarity:

1. I am a sibling of Herman Nicholson.

2. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Herman Nicholson died on September 7, 2023.

3. The decedent died leaving no spouse. The decedent left one adult child, Gregg C. Nicholson.

4. The decedent had no other child or children.

5. At the time of his death, the decedent had a life estate in land described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being the same property conveyed to Gregg C. Nicholson and wife, Beth Ann Nicholson by deed from Gregg C. Nicholson and Herman Nicholson by Quitclaim Deed, while retaining a Life Estate to Herman Nicholson, of record in Instrument No.: 20140414-0031193, dated 4/10/2014, Register's Office for Davidson County, Tennessee.

6. This Affidavit will confirm the vesting of title to the real property located at 8100 Greenbrier Road, Joelton, Davidson County, Tennessee 37080, after the death of Herman Nicholson, deceased, in his son and daughter-in-law, Gregg C. Nicholson and Wife, Beth Ann Nicholson.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to the sole heirs.

Further, Affiant saith not.

Dated this 17th day of November, 2023.

Phoebia Catherine Tate

PHOEBIA CATHERINE TATE, Affiant

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 PHOEBIA CATHERINE TATE, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as 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 17th day of November, 2023.

Notary Public

My commission expires: _____

BONNIE SKIP WORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Dated this 17th day of November, 2023.

Beth Ann Nicholson

BETH ANN NICHOLSON, DAUGHTER-IN- LAW, RECIPIENT

Gregg C. Nicholson

GREGG C. NICHOLSON, SON, RECIPENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

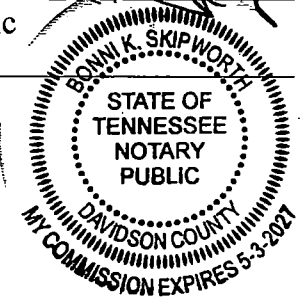
Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared BETH ANN NICHOLSON AND GREGG C. NICHOLSON, the within named recipients, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained as their 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 17th day of November, 2023.

Bonni K. Skipworth

~~Notary~~ Public

My commission expires: _____



STATE OF TENNESSEE
Office of Vital Records

EXHIBIT
A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 054700

1. Decedent's Legal Name: HERMAN NICHOLSON		2. Sex: MALE	3. Date of Death: 09/07/2023
4. Time of Death (Approx.): 08:38 AM	5a. Age: 84	6. Date of Birth: 03/05/1939	7. Birthplace: JOELTON, TN
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 8100 GREENBRIER RD	8c. City or Town: JOELTON		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: MACHINE OPERATOR	11b. Kind of Business/Industry: DUPONT
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: JOELTON
13d. Street and Number: 8100 GREENBRIER RD	13e. Inside City Limits?: YES	13f. Zip Code: 37080	14. Was Decedent ever in US Armed Forces?: YES
15. Decedent's Education: 9TH - 12TH GRADE, NO DIPLOMA	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: ELIJAH OVERTON NICHOLSON		19. Mother's Name Prior to First Marriage: KATE DALLAS	
20a. Informant's Name: GREGG NICHOLSON	20b. Relationship to Decedent: SON	20c. Mailing Address: 8066 GREENBRIER RD, JOELTON, TN 37080	
21a. Method of Disposition: BURIAL	21b. Place of Disposition: FOREST LAWN MEMORIAL GARDENS	21c. Location: GOODLETTSVILLE, TN	
22a. Signature of Funeral Director: /e/ ALYSSA MARIE HYDEN	22b. License Number: 20442	22c. Signature of Embalmer: /e/ ROBERT GREGORY DEGNAN	22d. License Number: 6919
23a. Name and Address of Funeral Home: ANDERSON AND GARRETT FUNERAL HOME, 3501 OLD CLARKSVILLE PIKE, JOELTON, TN 37080-8892			23b. License Number: 193
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 09/11/2023	

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/ JENNIFER LOWE ELLIS	27b. License Number: 028060	27c. Date Signed: 09/11/2023
27d. Name and Address: JENNIFER LOWE ELLIS 1539 ST C ASHLAND CITY RD, CLARKSVILLE, TN 37040		

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. NON SMALL CELL CARCINOMA OF THE LUNG	UNKNOWN
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: PULMONARY FIBROSIS, CORONARY ARTERY DISEASE, PARKINSONS 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: 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

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.

15374827

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: Sep-11-2023

CERTIFICATION OF VITAL RECORD

EXHIBIT "B"

LAND in the 14th Civil District of Davidson County, Tennessee, designated as Tract # 1 on the survey of Kessinger & Associates, Engineers, dated April 10, 1979, and described as follows:

Beginning as an iron pin in the East margin of the Greenbrier Road, the Northwest corner of a tract of land which belongs to Herman Nicholson, the Southwest corner of this tract and continuing as follows; South 85 deg. 53 min. 30 sec. East 474.97 feet to a point, a corner to Herman Nicholson; thence South 14 deg. 37 min. 19 sec. West 290.00 feet to a point in the line of H.E. Baxter, a corner to Herman Nicholson: thence South 85 deg. 41 min. 48 sec. East 644.68 feet to an iron pin in the line of H.E. Baxter; thence with a new line, North 84 deg. 40 min. 25 sec. West 1232.27 feet to an iron pin in the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; South 9 deg. 10 min. 30 sec. East 32.00 feet; thence South 0 deg. 42 min. 22 sec. West 75.00 feet; thence South 8 deg. 06 min. 45 sec. West 65.00 feet to the point of beginning, containing 9.81 acres, more or less.

Subject to all matters of record in the Register of Deeds Office for Davidson County, Tennessee.