THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee 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. Virginia Parker **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 20th day of Feb 2024 **NOTARY PUBLIC** My Commission Expires: 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee
Notary Public
My Commission Expires March 09, 2027
DAVIDSON COUNTY TENNESSEE

Address New Owner:	Send Tax Bills To:	Tax Information:
Lori Franks, Lee Certain, & Victor Certain 1923 Dahlia Dr. Nashville, TN 37210	New Owner	95-12-162

AFFIDAVIT OF HEIRSHIP

1. My name is **Virginia Ann Parker** ("Affiant"). I currently reside in Ocala County, State of Florida. 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. **Thomas Edward Certain** (hereinafter "Decedent") was my friend, and I knew him for approximately 40 years.

3. Decedent died on November 4, 2023, as a resident of Davidson County, Tennessee. His Death Certificate is attached hereto as **Exhibit 1**. To my knowledge, he died without a valid Last Will and Testament and an estate has not been opened for probate administration.

4. At the time of his passing, Decedent owned real property located at **2713 MCKEIGE DRIVE, NASHVILLE, TENNESSEE 37214** (the "Property"). The Property is more fully and particularly described as follows:

Karen Johnson
Batch # 1102419
02/20/2024 12:18:01 PM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVITH
4 pgs

20240220-0011422

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Thomas E. Certain and Rebecca Faye Link by deed dated April 18, 1979 of record Book 5422, Page 675, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas E. Certain by quitclaim deed from Rebecca Faye Link, now Rebecca Faye Ryan, dated December 19. 2005 of record in Instrument No. 20051219-0151567, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas Edward Certain by quitclaim deed from Thomas E. Certain, dated July 11, 2012, of record in Instrument No. 20120711-0060883, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of his death.

6. Decedent was survived by three children, Lee Certain, Victor Certain, and Lori Franks. Decedent had no other children, biological or adopted, during his lifetime.

7. Therefore, Decedent's interest in the Property vested in fee simple absolute in Lee Certain, Victor Certain, and Lori Franks, his sole heirs-at-law, immediately upon his death, pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership in the Property remains vested in fee simple in the names of **LEE CERTAIN, VICTOR CERTAIN, AND LORI FRANKS, AS TENANTS IN COMMON**.

FURTHER AFFIANT SAYETH NOT.

SWORN this 20th day of February 2024.

Virginia A Parker

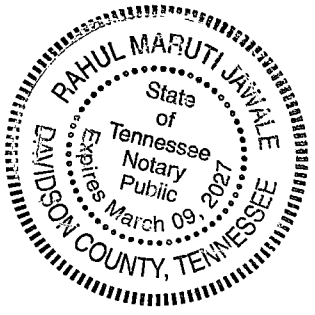
Virginia Ann Parker, *Affiant*

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Ann Parker**, 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 20th day of February 2024.

NOTARY PUBLIC
My commission expires: 03/09/2027



STATE OF TENNESSEE
Office of Vital Records

EXHIBIT 1

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 069036

1. Decedent's Legal Name: THOMAS EDWARD CERTAIN			2. Sex: MALE	3. Date of Death: 11/04/2023
4. Time of Death (Approx.): UNKNOWN	5a. Age: 83	6. Date of Birth: 01/19/1940	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 2713 MCKEIGE DRIVE		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to last marriage)	11a. Decedent's Usual Occupation: USED FURNITURE BUYER SELLER		11b. Kind of Business/Industry: SELF EMPLOYED
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 2713 MCKEIGE DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37214	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: JESSE LEE CERTAIN		19. Mother's Name Prior to First Marriage: SARAH DENNY		
20a. Informant's Name: LORI FRANKS	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 1923 DAHLIA DRIVE, NASHVILLE, TN 37210		
21a. Method of Disposition: CREMATION	21b. Place of Disposition: ELLIS CREMATORY	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: /e/ ROBERT H WHITLEY	22b. License Number: 3618	22c. Signature of Embalmer	22d. License Number	
23a. Name and Address of Funeral Home: ELLIS FUNERAL HOME AND CREMATION SERVICE, 2627 NOLENSVILLE PIKE, NASHVILLE, TN 37211-2216			23b. License Number: 775	
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 11/13/2023		

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/ MILLARD D COLLINS	27b. License Number: 37790	27c. Date Signed: 11/13/2023
27d. Name and Address: MILLARD D COLLINS 1005 DR D B. TODD JR. BLVD, NASHVILLE, TN 37208		

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. [redacted]	YEARS
	b. [redacted]	YEARS
	c. [redacted]	YEARS
	d. [redacted]	YEARS

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: 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 1559E 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.

15542950

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: Nov-14-2023

CERTIFICATION OF VITAL RECORD