THIS INSTRUMENT PREPARED BY:

MARTIN HELLER POTEMPA
& SHEPPARD, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch # 1114067 AFFIDAVITH
03/22/2024 01:12:52 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20240322-0020116

An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is: $0.00.

AFFIANT

Subscribed and sworn to before me, this the 11th day of January 2024.

NOTARY PUBLIC

My Commission Expires: 5/9/24

MICHAEL GILES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Tax Information:
Gail Dixon & Robert Floyd, Sr. 1057 Donohoe Drive Old Hickory, TN 37138	New Owner	Map & Parcel: 053 12 0 252.00

AFFIDAVIT OF HEIRSHIP

1. My name is Thomas Armistead ("Affiant"). I currently reside in Davidson County, state of Tennessee. 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. I was a friend of **Robert Floyd, Jr.** (hereinafter "Decedent"), and I knew him for approximately 3 years.

3. Decedent died on May 26, 2022, as a resident of Davidson County, Tennessee. His Death Certificate is attached hereto as **Exhibit 1**.

4. To my knowledge, he died without a Last Will and Testament. His estate was opened intestate in the Seventh Circuit Court for Davidson County, Tennessee,

under docket number 22P1464. Gail Dixon was appointed to serve as the Administrator. The Order to open the estate and for her appointment is attached here to as **Exhibit 2**.

5. At the time of his death, Decedent owned real property located in Davidson County, Tennessee, commonly known as **1057 Donohoe Drive, Old Hickory, TN 37138** (the "Property"). The Property is more fully and particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on Plan of Final Plat of Jackson's Landing Estates, Section II of record in Plat Book 8250, Page 975, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert L. Floyd, Jr., unmarried, by Warranty Deed from Scott M. Liston and Jessica R. Stirwell, husband and wife, of record in Instrument No. 20190313-0023111, Register's Office for Davidson County, Tennessee.

6. The Decedent was unmarried at the time of his death, and he had no children born to him or legally adopted by him during his life.

7. Decedent was survived by his mother, Gail Dixon, and his father, Robert Floyd, Sr.

8. Therefore, Decedent's interest in the Property vested in fee simple absolute in his mother Gail Dixon, and his father, Robert Floyd, Sr., his sole heirs-at-law, immediately upon his death, pursuant to T.C.A. §31-2-103. As of the recording of this Affidavit, ownership of the Property remains vested in fee simple in the names of **GAIL DIXON AND ROBERT FLOYD, SR., TENANTS IN COMMON**.

FURTHER AFFIANT SAYETH NOT.

SWORN this 15th day of January 2024.

_____, AFFIANT

STATE OF TENNESSEE)
COUNTY OF Davidson)

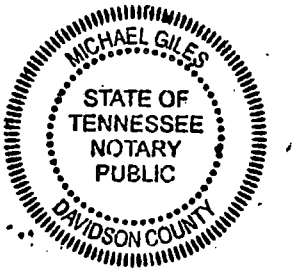
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Davidson, Tennessee, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 11th day of January 2024.

Michael Giles

NOTARY PUBLIC

My commission expires: 5/9/26



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 039099

1. Decedent's Legal Name: ROBERT LEWIS FLOYD JR		2. Sex: MALE	3. Date of Death: 05/28/2022
4. Time of Death (Approx.): 02:43 AM	5a. Age: 41	6. Date of Birth: 11/28/1980	7. Birthplace: RIVERDALE, GA
8a. Place of Death: HOTEL/MOTEL			
8b. Facility Name: 3430 PERCY PRIEST DR ROOM 127	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: SAFETY ENGINEER	11b. Kind of Business/Industry: CONSTRUCTION
12. Social Security Number: XXXXX	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: OLD HICKORY
13d. Street and Number: 1057 DONOHO DR	13e. Inside City Limits? YES	13f. Zip Code: 37138	14. Was Decedent ever in US Armed Forces? NO
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: ROBERT LEWIS FLOYD SR		19. Mother's Name Prior to First Marriage: GAIL PIERCE	
20a. Informant's Name: GAIL DIXON	20b. Relationship to Decedent: MOTHER	20c. Mailing Address: 1057 DONOHO DR, OLD HICKORY, TN 37138	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: WEST HARPETH CREMATORY	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ TAEYA ASPEN HAVENS	22b. License Number: 20568	22c. Signature of Embalmer	22d. License Number
23a. Name and Address of Funeral Home: NASHVILLE FUNERAL AND CREMATION, 210 MCMILLAN STREET, NASHVILLE, TN 37203-7505			23b. License Number: 1136
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 06/13/2022	

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: /e/ MIGUEL A. LABOY, M.D.	27b. License Number: 41663	27c. Date Signed: 06/13/2022
27d. Name and Address: MIGUEL A. LABOY, M.D. 860 R.S. GASS BLVD, NASHVILLE, TN 37216-2460		

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
I. 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. PENDING	
	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?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: PENDING INVESTIGATION	31. Did Tobacco Use Contribute to Death?	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.

14271784

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

Edward G. Bishop III
State Registrar

Date Issued: Jun 15 2022

CERTIFICATION OF VITAL RECORD

EXHIBIT 1

EFILED 10/06/22 10:28 AM CASE NO. 22P1464 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

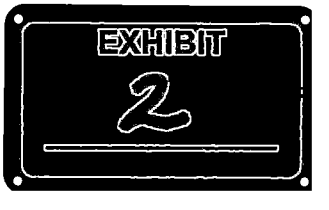
IN THE ESTATE OF	)	
ROBERT FLOYD, JR.	)	**No. 22P1464**
Decedent.	)	

ORDER TO OPEN PROBATE AND FOR ISSUANCE OF LETTERS OF ADMINISTRATION

This cause came to be heard on the 6th day of October 2022, before the Honorable Andra Hedrick, Judge for the Seventh Circuit Court of Nashville and Davidson County, Tennessee. Based upon the sworn Petition and statements of counsel, this court finds the Petition to be well-taken and, therefore, granted. All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. There is no opposition to the requested relief. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED,** and **DECREED** that the Estate of Robert Floyd, Jr. shall be opened for the purpose of administration. Petitioner, Gail Dixon, is hereby appointed as the Administrator/Personal Representative of the Estate of Robert Floyd, Jr. Letters of Administration shall be issued accordingly. The Clerk of the Court shall give notice to potential creditors through publication or as otherwise required by law.

It is, further, **ORDERED** that the requirements of the personal representative to obtain a surety bond, file an inventory, and file interim/annual accountings are hereby waived pursuant to the consent submitted and request of the personal representative. A Status Report shall be filed within 15 months of entry of this order and annually



EFILED 10/06/22 10:28 AM CASE NO. 22P1464 Joseph P. Day, Clerk

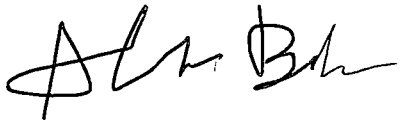
thereafter in accordance with local rules.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED.**

[SIGNATURE PAGE OF JUDGE TO FOLLOW]

APPROVED FOR ENTRY:
Submitted electronically and subject to Court revisions



Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
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Nashville, TN 37212
(615) 800-7096 Office
abarber@mhpslaw.com
jsheppardr@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

EFILED 10/06/22 10:28 AM CASE NO. 22P1464 Joseph P. Day, Clerk

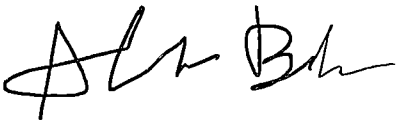
CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Gail Dixon
1057 Donoho Drive
Old Hickory, TN 37138

Robert Floyd, Sr.
1057 Donoho Drive
Old Hickory, TN 37138

This the 5th day of October 2022,



Adam Barber

EFILED 10/06/22 10:28 AM CASE NO. 22P1464 Joseph P. Day, Clerk

Case Title: DIXON V FLOYD JR.

Case Number: 22P1464

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit