Karen Johnson Davidson County
Batch# 1121435 AFFIDAVITH
04/10/2024 11:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240410-0025463

Prepared By:
Parker Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Ste. 104
Brentwood, TN 37027

This instrument was prepared without the benefit of a title search and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map & Parcel No.***
MARILYN FRADY MCADAMS 2205 Skylark Ct. Franklin, TN 37064	Same As New Owner	103-02-0C 122.00

AFFIDAVIT OF HEIRSHIP

Comes now, Ms. Diane Kristen Borgesen and Mr. Kevin Ronald Linkous, having been first being duly sworn, and on their respective oaths do depose and state that both are of lawful age and all information is based upon their individual beliefs and personal knowledge. Pursuant to Tenn. Code Ann. §30-02-712, affiants further depose and state:

1. MS. DIANE KRISTEN BORGESEN (hereinafter "Affiant 1") was a family friend of the deceased, PHILLIP W. CREWS, III (hereinafter the "Decedent"), and is a resident of Williamson County, Tennessee. Affiant 1 has known the Decedent and Decedent's family for twenty-two (22) years.

2. Based upon her relationship to the Decedent, Affiant 1 has personal knowledge of the family of Decedent.

3. Affiant 1 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

4. MR. KEVIN RONALD LINKOUS (hereinafter "Affiant 2") was a friend to the Decedent and Decedent's family for forty-three (43) years and is a resident of Williamson County.

5. Based upon his relationship to the Decedent and Decedent's family, Affiant 2 has personal knowledge of the family of Decedent.

6. Affiant 2 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

7. The Decedent was a resident of Davidson County, Tennessee at the time of his death and owned a fee simple interest in property known as 261 White Bridge Rd, Unit 122, Nashville, Tennessee 37209-3202 (the "Premises"), which Affiants are advised has the following legal description:

> Land in Davidson County, Tennessee, being Unit No. 122 as shown on the plan of West End Terrace, a condominium development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Phillip W. Crews, III, by Warranty Deed from Ronald B. Plunkett and wife, Brenda F. Plunkett, of record in Instrument No. 20080314-0026238, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

i. Subject to any and all building and zoning regulations of city, county and state,
ii. Restrictive covenants in Book 3642, page 417, RODC, TN;
iii.. Charter of record in Book 7142, page e904; Book 7584, page 269; Book 7589, page 849, RODC, TN;
iv. Master Deed of record in Book 6657, page 549 and Book 7541, page 955, RODC, TN.

8. The Premises were owned by Decedent in fee simple.

9. Decedent died on November 19, 2023, at the age of sixty-one (61) years (Death Certificate attached hereto as **Exhibit A**), leaving his mother as his surviving heir-at-law and sole heir of his Estate. Decedent was not married, nor did he have any children. Decedent's father passed away on August 4, 2020.

10. As of the date of execution of this Affidavit, the addresses of the sole heir-at-law is as follows:

NAME: MARILYN FRADY MCADAMS, mother of Decedent
2205 Skylark Ct., Franklin, Tennessee 37064

11. Decedent died intestate and did not leave a Last Will & Testament.

12. No probate proceedings for Decedent have ever been filed.

13. Upon the death of PHILLIP W. CREWS III, and based upon the Tennessee laws of intestate succession and the filing of this Affidavit of Heirship, the respective ownership for the Premises, all as tenants in common, are as follows:

MARILYN FRADY MCADAMS: 100%

14. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. §30-02-712 to help establish and reflect the heirship with respect to any real or personal property owned by PHILLIP W. CREWS III in Tennessee or elsewhere and particularly to confirm the vesting of title in MARILYN FRADY MCADAMS, as to certain real property owned by PHILLIP W. CREWS III, in Davidson County, Tennessee, known as **261 White Bridge Pike, Unit 122, Nashville, TN 37209-3202.**

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Diane Kristen Borgesen
DIANE KRISTEN BORGESEN

STATE OF Tennessee)
COUNTY OF Williamson)

Subscribed to and sworn before me this 4th day of April, 2024.

Karen A Buntin
Notary Public

My Commission Expires: 2/7/2027

KAREN A. BUNTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-07-2027

KEVIN RONALD LINKOUS

STATE OF Tennessee)
COUNTY OF Davidson)

Subscribed to and sworn before me this 4TH day of April, 2024.

Notary Public

My Commission Expires: July 7, 2025

VERA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

EXHIBIT A

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 073224

1. Decedent's Legal Name: PHILLIP W CREWS III		2. Sex: MALE	3. Date of Death: 11/19/2023
4. Time of Death: 19:40	5a. Age: 61	6. Date of Birth: [redacted]	7. Birthplace: RICHMOND, VA
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 261 WHITE BRIDGE PIKE 122		8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON
9. Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to 1st marriage)	11a. Decedent's Usual Occupation: SELF EMPLOYED	11b. Kind of Business/Industry: TRANSPORTATION
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 261 WHITE BRIDGE PIKE 122		13e. Inside City Limits?: YES	13f. Zip Code: 37209
			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: PHILLIP W CREWS JR		19. Mother's Name Prior to First Marriage: MARILYN FRADY	
20a. Informant's Name: CARL J MCADAMS	20b. Relationship to Decedent: BROTHER	20c. Mailing Address: 905 HIGH POINT RIDGE RD, FRANKLIN, TN 37069	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: SPRING HILL MEMORIAL CREMATORY	21c. Location: SPRING HILL, TN	
22a. Signature of Funeral Director: ▶ /s/ MASYNN GALYON	22b. License Number: 20598	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: WILLIAMSON MEMORIAL FUNERAL HOME AND CREMATION SERVICES, 3009 COLUMBIA AVE, FRANKLIN, TN 37064			23b. License Number: 615
24. Registrar's Signature: ▶ /s/ EDWARD G BISHOP III		25. Date Filed: 12/01/2023	

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: ▶ /s/ SAMUEL FORRESTER HUNTER	27b. License Number: 29410	27c. Date Signed: 12/01/2023
27d. Name and Address: SAMUEL FORRESTER HUNTER 101 FORREST CROSSING BLVD, STE 103, FRANKLIN, TN 37064		

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)	a. SUDDEN CARDIAC DEATH	IMMEDIATE
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	b. HIP INJURY	1 WEEK
	c. GAIT ATAXIA	20 YEARS
	d. SECONDARY PROGRESSIVE MULTIPLE SCLEROSIS	20 YEARS

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

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?: NO	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-1059E RDA 10112

15557016

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

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Dec-01-2023

CERTIFICATION OF VITAL RECORD

202404100025463

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 4, 2024

PARKER T. BROWN, Affiant — Date: 4/4/24

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of April, 2024.

Notary Public

My Commission Expires: _____