This instrument was prepared by:
T.J. Jones
Attorney at Law
4979 Lebanon Pike, Ste. C
Old Hickory, TN 37138
615-244-0095

AFFIDAVIT OF HEIRSHIP

Karen Johnson
Batch # 1156356
07/10/2024 11:46:22 AM
Fees: $32.00 Taxes: $0.00
Davidson County
AFFIDAVITH
6 pgs
20240710-0051717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, **JAN MCQUEARY**, after first being duly sworn, states that:

1. I am an adult citizen and resident of Davidson County, Tennessee residing at: 741 Tulip Grove Road, Hermitage, TN 37076.

2. I am the Best Friend of **Sandra Darlene Earheart**, and was acquainted with her for many years. I have personal knowledge of the facts stated herein, and am otherwise competent to make this affidavit.

3. The Deceased, Sanda Darlene Earheart, died on January 24th, 2023, in Wilson County, Tennessee, residing at: 5075 Central Pike, Mount Juliet, TN 37122.

4. At the time of her death, she was a widow and her surviving next of kin of the deceased were her three (3) adult children. She also left a will leaving her children her real property equally. To my knowledge all debts of the Estate have been paid.

   Michelle Garrett, 5075 A Central Pike, Mt. Juliet, TN 37122
   Lisa Earheart, 5075 Central Pike, Mt. Juliet, TN 37122
   John Earheart, Jr., 5914 S. New Hope Road, Hermitage, TN 37076

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by Sandra Darlene Earheart in Wilson County and Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property described as follows:

See Attached Legal Description Exhibit "A"

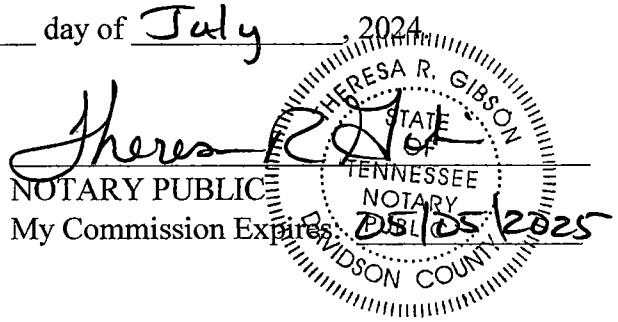
Jan McQueary
JAN MCQUEARY

Tax Map # 98-1-123
Send Tax bill to:
Name: *Lisa Earheart*
Address: *5075 Central Pike*
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa R. Gibson, the undersigned, a notary public in the state of Tennessee, personally appeared JAN MCQUEARY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 2nd day of July, 2024.



NOTARY PUBLIC
My Commission Expires: 05/05/2025

EXHIBIT "A"
LEGAL DESCRIPTION

See Attached Warranty Deed for 5914 South New Hope Road, Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 04/05/05 08:47 2 pg
Fees:13.00 Taxes:351.50
20050405-0036702

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
JOHN ALLEN EARHEART SANDRA D. EARHEART	**JOHN ALLEN EARHEART** **SANDRA D. EARHEART**	98-1-123
5914 SOUTH NEW HOPE RD.	**5075 Central Pk.**	
HERMITAGE, TN 37076	**Mt. Juliet, TN 37122**	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

John Allen Earheart, Sr.
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 31st DAY OF MARCH, 2005.

Jamie Barrett
NOTARY Public
MY COMMISSION EXPIRES: 5-24-08
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, GERALD R. TIDWELL, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ALLEN EARHEART AND WIFE, SANDRA D. EARHEART HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled St. Charles Place, of record in Plat Book 5200, page(s) 692, 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 Johnnie Dies Earheart, a single person for life with remainder interest to Paul Earheart by deed of record in Book 8510, page 693, said Register's Office, the said Johnnie Dies Earheart having predeceased Paul Earheart and the said Paul Earheart having since died. The Will of Paul Earheart of record in Docket No. 03P80, Volume 5058/1014766 Davidson County Probate Clerk's Office devised the subject property to Gerald R. Tidwell.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved property, known as 5914 SOUTH NEW HOPE ROAD, HERMITAGE, TENNESSEE 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 31 day of March, 2005.

Gerald R Tidwell
GERALD R. TIDWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

Toni Barrett
NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

May 8, 2024

TJ Jones
4979 Lebanon Pike, C. Ste
Old Hickory, TN 37138

RE: Earheart, Sandra Darlene Date of Death: 1/24/2023 SSN: xxx-xx-6702
Our File Number: 127370

TJ Jones:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit