Karen Johnson Davidson County
Batch# 1163528 AFFIDAVIT
07/29/2024 03:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240729-0057200

Requested by and Return to:
FIDELITY NATIONAL AGENCY SOLUTIONS
6500 Pinecrest Drive, Suite 600
Plano, TX 75024
(800)943-1196

Affidavit of Surviving Joint Tenant

Document Prepared By: Max Boone

Laura Bradford an unmarried woman and Diane Bennett, an unmarried woman as tenants in common with the right of survivorship, the following real property situated in Davidson County, Tennessee to Wit:

See attached Exhibit A

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Now on this 16th day of July 2024, I, Diane Bennett, of lawful age, being duly sworn, state as follows:

On the 18 day of November, 2019, this interest was conveyed by document to LAURA E. BRADFORD, AN UNMARRIED WOMAN AND DIANE BENNETT, AN UNMARRIED WOMAN as Tenants in Common with the right of survivorship, the following real property situated in Davidson County, Tennessee,to wit:

See attached Exhibit A

Which document was recorded in the records of the County Clerk of Davidson County, Stateof Tennessee, Instrument 20191118-0118849. There is attached hereto a certified copy of the Death Certificate of Laura E Bradford deceased, issued by the Department of Health for the State of Tennessee showing that the deceased Tenant died on the 10th day of October, 2023. Affiant further states that he/she is the surviving tenant in the described property, and that the decedent named in the certificate of death is one and the same person as the tenant named in the deed recorded as above set forth.

And further affiant saith not.

Signed _____
Diane Bennett

Subscribed and sworn to before me this 16th day of July 2024

My Commission Expires: 01/06/2025

_____
Notary Public

ACKNOWLEDGMENT

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, in and for said County and State on the 16th day of July, 2024, personally appeared Diane Bennett to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year first above written.

My Commission Expires:
01/06/2025

_____
Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 063081

1. Decedent's Legal Name			2. Sex	3. Date of Death
LAURA EVALINE BRADFORD			FEMALE	10/12/2023
4. Time of Death (24 hour)	5a. Age	6. Date of Birth	7. Birthplace	
07:05 AM	69	04/19/1954	CHICAGO, IL	

8a. Place of Death: DECEDENT'S HOME

8b. Facility Name	8c. City or Town	8d. County of Death
2607 CRESTWOOD RD	DONELSON	DAVIDSON

9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation	11b. Kind of Business/Industry
WIDOWED		DISABLED	DISABLED

12. Social Security Number	13a. Residence-State or Foreign Country	13b. County	13c. City or Town
4114	TENNESSEE	DAVIDSON	DONELSON

13d. Street and Number	13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
2607 CRESTWOOD RD	YES	37214	NO

15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE

18. Father's Name	19. Mother's Name Prior to First Marriage
EDWARD ANDREAS REHFELDT	FLORENCE JEANETTE OLSON

20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address
DIANE BENNETT	NO RELATIONSHIP	2607 CRESTWOOD RD, DONELSON, TN 37214

21a. Method of Disposition	21b. Place of Disposition	21c. Location
CREMATION	ELLIS FUNERAL HOME AND CREMATION	NASHVILLE, TN

22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer	22d. License Number
▶ /s/ GERALD D BOWEN	30327	▶	

23a. Name and Address of Funeral Home	23b. License Number
SIMPLE CREMATION AND FUNERAL SERVICES, 423 SMYRNA SQUARE DRIVE, STE C, SMYRNA, TN 37167	1432

24. Registrar's Signature	25. Date Filed
▶ /s/ EDWARD G BISHOP III	10/17/2023

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	27b. License Number	27c. Date Signed
▶ /s/ KENNETH W ANDERSON	012869	10/12/2023

27d. Name and Address: KENNETH W ANDERSON 501 PARK AVENUE SUITE C, LEBANON, TN 37087

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 a. line. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. CARCINOMA OF LUNG CELL TYPE UNKNOWN WITH METASTASIS TO LYMPH NODES	AT LEAST 3 MONTHS
	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? NO

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

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	YES	NOT PREGNANT WITHIN PAST YEAR

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.

154365564

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

Edward G. Bishop III
State Registrar

Rajesh Akasapu, MD, FACP
Commissioner

Date Issued: Oct 18 2023

CERTIFICATION OF VITAL RECORD

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF RE-SUBDIVISION OF CLIFFDALE, OF RECORD IN PLAT BOOK 974, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAURA E. BRADFORD, A SINGLE WOMAN BY WARRANTY DEED DATED 9/21/2012 FROM DUANE MEEKS AND JULIE BRUMIT AS ADMINISTRATORS FOR THE ESTATE OF TED R. MEEKS OF RECORD IN INSTRUMENT NO. 20121002-0089804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID:085 13 0 043.00

Commonly known as 2607 Crestwood Dr, Nashville, TN 37214
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Book: Page: Instrument: 20191118-0118849 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Brad Rodriguez, 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 July 16, 2024 (date of document).

Affiant Signature

07/26/2024
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 19th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 08-06-2025

NOTARY'S SEAL

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127