Karen Johnson
Batch # 1165544
08/02/2024 08:30:33 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
20240802-0058607

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
615.773.2889

AFFIDAVIT OF HEIRSHIP

The undersigned, **Denise O'Neal**, of Antioch, Davidson County, Tennessee, being first duly sworn, makes oath as follows:

1. That the Affiant is all over the age of eighteen (18) years.

2. That Affiant, **Denise O'Neal**, presently resides at the following address: 3641 Coles Branch Road in Antioch, Davidson County, Tennessee and has been a close family friend of the Dixon Family for approximately fifteen (15) years.

3. That Affiant was personally acquainted with Steven Dwayne Dixon during his lifetime as well as with Steven Dwayne Dixon's close and personal family and friends. Affiant affirms that Steven Dwayne Dixon is now deceased having died intestate and a citizen and resident of Davidson County, Tennessee, on or about January 4, 2024 (See attached Certificate of Death).

4. That Steven Dwayne Dixon left surviving his father, Jimmie Cordell Dixon as his sole heir at law and next of kin. During his lifetime, Steven Dwayne Dixon was not married and did not have any children; therefore, leaving no issue. Furthermore, Steven Dewayne Dixon's mother, Judy Anglin, predeceased Steven Dwayne Dixon on July 13, 2018 (See attached Certificate of Death); therefore, Steven Dwayne Dixon's father, Jimmie Cordell Dixon, is the only surviving heir at law and next of kin of Steven Dwayne Dixon.

5. That at the time of his death, Steven Dwayne Dixon, was seized and possessed of one hundred (100%) percent interest in the real property located at 7808 Old Charlotte Pike, Nashville, Davidson County, Tennessee 37209, which he acquired by way of Quitclaim Deed recorded on the 16th day of January, 2013 as Instrument Number 20130116-0005377, Register's Office of Davidson County, Tennessee.

6. Pursuant to said Quitclaim Deed for which a copy is attached hereto, Steven Dwayne Dixon was seized and possessed of one hundred (100%) percent interest in the property located at 7808 Old Charlotte Pike, Nashville, Davidson County, Tennessee , and more particularly described as follows:

> Land in the 8th Civil District of Davidson County, Tennessee, being described according to a survey of S. H. Hutchison, dated September 1, 1970, as follows:
>
> Beginning at a point in the center of Brook Hollow Road said point being the southeast corner of the property conveyed to Ula Gorden Pedigo and wife, by deed from P. H. Stevens, of record in Book 1560, Page 121, said Register's Office; thence with said Brook Hollow Road south 52 degrees east 83 feet to a point; thence, with the northwesterly line of property retained by Roy Stevens, et ux, north 73 degrees east 322 feet to an iron stake in the westerly line of property conveyed to Carl L. Stevens and wife, by deed from P.H. Stevens, of record in Book 2649, Page 45, Register's Office for said County; thence, with the westerly line of said Carl L. Stevens property north 12 degrees west 115 feet to a stake and elm pointer, a corner of the property conveyed to Leonard H. Stevens, et al, by deed of record in Book 2901, Page 527, said Register's Office; thence, with said Leonard R. Stevens' southerly line north 75 degrees 30 minutes west 327 feet to a stake, the northeast corner of property conveyed to Ula Gorden Pedigo and wife, by deed from P. H. Stevens of record in Book 1560, Page 121, said Register's Office; thence with said Pedigo's easterly line south 7 degrees 30' west 236 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to John Robert Anglin from the Estate of Jeanette Travis by Quitclaim Deed of record as Instrument No. 20100723-0057960, and a one-half (1/2) interest of which was further conveyed to Judy Anglin by Quitclaim Deed of record as Instrument No. 20110404-0025613.
>
> Being the same property conveyed to Steven Dwayne Dixon (deceased January 4, 2024) by Quitclaim Deed from John Robert Anglin and Judy Anglin (deceased July 13, 2018) recorded on January 16, 2013 as Instrument No. 20130116-0005377, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7808 Old Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

7. Under Tennessee law, Steven Dwayne Dixon's interest in and to the real property described above passed to his surviving next of kin and sole heir at law, Jimmie Cordell Dixon.

8. Affiant is the longtime family friend of the decedent and the majority of the decedent's family and close friends and has no interest or future interest in the above-described property.

9. Affidavit agrees that all information in this Affidavit of Heirship is correct.

Further the Affiant saith not.

Denise O'Neal

DENISE O'NEAL – *Affiant*

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise O'Neal,** the Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit of Heirship are true of Affiant's own knowledge and who further acknowledged that **Denise O'Neal** executed same for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2024.

Anu Sagarad

NOTARY PUBLIC

My Commission Expires: 09/21/2024

ANURADHA SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21. 2024
COUNTY OF WILLIAMSON

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 002301

1. Decedent's Legal Name			2. Sex	3. Date of Death
STEVEN DWAYNE DIXON			MALE	01/04/2024
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
UNKNOWN	53	07/18/1970	NASHVILLE, TN	
8a. Place of Death				
DECEDENT'S HOME				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
7808 OLD CHARLOTTE PIKE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
DIVORCED		LAB	BERRY PLASTICS	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-9105	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
7808 OLD CHARLOTTE PIKE		YES	37209	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**	
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
JIMMIE CORDELL DIXON		JUDY GOODING		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
RHONDA MARTOCCI	COMPANION	7808 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
CREMATION	NASHVILLE CREMATION SERVICE	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ JEFF PLUNK	4427	▶		
23a. Name and Address of Funeral Home			**23b. License Number**	
MOUNT OLIVET FUNERAL HOME AND CEMETERY, 1101 LEBANON PIKE, NASHVILLE, TN 37210-3001			970	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		01/18/2024		

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
▶ /e/ CRAIG RUTLAND	22083	01/16/2024

27d. Name and Address
CRAIG RUTLAND 300 20TH AVE N 9TH FLOOR, NASHVILLE, TN 37066

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. CORONARY ARTERY DISEASE	
	b. HYPERLIPIDEMIA	
	c. UNCONTROLLED DIABETES	
	d. HYPERTENSION	

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	NO	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.

15718088

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: Jan-24-2024

CERTIFICATION OF VITAL RECORD

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2018 041996

DECEDENT

TYPE/PRINT IN PERMANENT BLACK INK

NAME OF DECEDENT (First, Middle, Last, Suffix)

1. DECEDENT'S LEGAL NAME	2. SEX	3. DATE OF DEATH
JUDY WILMADEAN ANGLIN	FEMALE	07/13/2018

4. TIME OF DEATH (Approx.)	5a. AGE	5b. UNDER 1 YEAR Months	5b. UNDER 1 YEAR Days	5c. UNDER 1 DAY Hours	5c. UNDER 1 DAY Minutes	6. DATE OF BIRTH	7. BIRTHPLACE
07:06 PM	68					01/17/1950	MADISON, TN

8a. PLACE OF DEATH: INPATIENT

8b. FACILITY NAME	8c. CITY OR TOWN	8d. COUNTY OF DEATH
SUMNER REGIONAL MEDICAL CENTER	GALLATIN	SUMNER

9. MARITAL STATUS	10. SURVIVING SPOUSE (name prior to first marriage)	11a. DECEDENT'S USUAL OCCUPATION	11b. KIND OF BUSINESS/INDUSTRY
MARRIED	JOHN ROBERT ANGLIN	HOMEMAKER	HOMEMAKER IN OWN HOME

12. SECURITY NUMBER	13a. RESIDENCE-STATE OR FOREIGN COUNTRY	13b. COUNTY	13c. CITY OR TOWN
-5070	TENNESSEE	SUMNER	GALLATIN

13d. STREET AND NUMBER	13e. INSIDE CITY LIMITS?	13f. ZIP CODE	14. WAS DECEDENT EVER IN US ARMED FORCES?
1310 TERRY ROAD	NO	37074	NO

15. DECEDENT'S EDUCATION	16. DECEDENT OF HISPANIC ORIGIN?	17. DECEDENT'S RACE
9TH - 12TH GRADE, NO DIPLOMA	NO, NOT SPANISH/HISPANIC/LATINO	WHITE

PARENTS

18. FATHER'S NAME	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE
ROY N GOODING	AMY A ESTES

20a. INFORMANT'S NAME	20b. RELATIONSHIP TO DECEDENT	20c. MAILING ADDRESS
JOHN ROBERT ANGLIN	HUSBAND	1310 TERRY ROAD, GALLATIN, TN 37074

DISPOSITION

21a. METHOD OF DISPOSITION	21b. PLACE OF DISPOSITION	21c. LOCATION
BURIAL	MOUNT OLIVET CEMETERY	NASHVILLE, TN

22a. SIGNATURE OF FUNERAL DIRECTOR	22b. LICENSE NUMBER	22c. SIGNATURE OF EMBALMER	22d. LICENSE NUMBER
▶ /e/ MARY ANN MORGAN	3839	▶ /e/ Michelle Petrino-Givens	4188

23a. NAME AND ADDRESS OF FUNERAL HOME	23b. LICENSE NUMBER
MOUNT OLIVET FUNERAL HOME AND CEMETERY, 1101 LEBANON PIKE, NASHVILLE, TN 37210-3001	970

REGISTRAR

24. REGISTRAR'S SIGNATURE	25. DATE FILED
▶ /e/ EDWARD G. BISHOP III	07/31/2018

CERTIFIER

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.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
▶ /e/ WILLIAM T FAITH	019128	07/31/2018

27d. NAME AND ADDRESS: WILLIAM T FAITH SUMNER HOSPITALIST AT SRMC, 300 STEAM PLANT RD., STE 300, GALLATIN, TN 37066

MEDICAL CERTIFICATION

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. SEPTIC SHOCK	
	DUE TO (OR A CONSEQUENCE OF)	
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. METHICILLIN RESISTANT STAPHYLOCOCCUS AUREUS PNEUMONIA	
	DUE TO (OR A CONSEQUENCE OF)	
	c. ACUTE RESPIRATORY FAILURE	
	DUE TO (OR A CONSEQUENCE OF)	
	d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: CHRONIC OBSTRUCTIVE PULMONARY DISEASE, DIABETES, CHRONIC KIDNEY DISEASE

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-1659 (Rev. 8/2017) RDA 10112

10193236

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.

AUG 01 2018

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

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

1 0 1 9 3 2 3 6
Date Issued

CERTIFICATION OF VITAL RECORD

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