****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP &PARCEL:
Shirley A. Mueller **3212 Cloverwood Drive** **Nashville, TN 37214**	**Same**	**3D 62774** **Map 96-11** **Parcel 52**

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
Paula@BlairLawPLLC.net
FROM INFORMATION BY OTHERS

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, **JOHN REYNOLDS**, being first duly sworn according to law, and being of lawful age and a resident of the State of Tennessee for the past six months, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. James V. Mueller and wife, Shirley A. Mueller, owned property located at 3212 Cloverwood Drive, Nashville, Tennessee 37214, as tenants by the entirety.
2. James V. Mueller died on October 4, 2016, leaving a surviving spouse, Shirley A. Mueller. An Affidavit of Heirship vesting James V. Mueller's interest in Shirley A. Mueller was registered on July 11, 2023.
3. Shirley A. Mueller died on September 5, 2021, leaving a Last Will and Testament. **A copy of the death certificate of Shirley A. Mueller is attached to this Affidavit as an Exhibit.**

Karen Johnson
Batch # 1187184
09/27/2024 09:45 AM
Fees: $72.00 Taxes: $0.00
Davidson County
AFFIDAVITH
14 pgs
20240927-0075015

4. In her Last Will and Testament, Shirley A. Mueller made a specific bequest of the real property located ~~3213~~ 3212 Cloverwood Drive, Nashville, Tennessee 37214 to Teresa Earles. **A certified Copy of the Last Will and Testament of Shirley A. Mueller is attached as an Exhibit.**

5. This Affidavit will confirm the vesting of the ownership interest of the real property located 3212 Cloverwood Drive, Nashville, Tennessee 37214 from Shirley A. Mueller to Teresa Ann Earles. The real property is more particularly described as follows:

Being Lot No. 43 on the Plan of Hickory Bend Subdivision, Section 1, of record in Plat Book 3300, Page 38, 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 Stanley E. Ashburn and wife, Gena R. Ashburn by deed from Jerusha A. Gernt and wife, Cathy J. Gernt of record in Book 5504, Page 811, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James V. Mueller and wife, Shirley A. Mueller, by warranty deed from Stanley E. Ashburn and wife, Gena R. Ashburn, of record in Book 6913, Pages 29-31, Register's Office, Davidson County, Tennessee.

Being the same property conveyed from James V. Mueller to Shirley A. Mueller by Affidavit of Heirship, Instrument Number 20230711-0052778 on July 11, 2023 in the Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3341, Page 265, said Register's Office, and in Book 3351, Page 595, Register's Office for said County.

This property is commonly known as 3212 Cloverwood Drive, Nashville, Davidson County, Tennessee 37214.

This conveyance is subject to any and all existing easements of record.

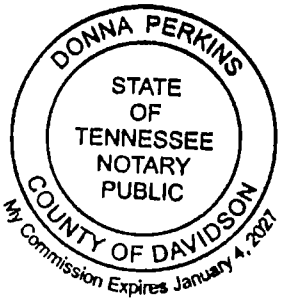
FURTHER AFFIANT SAYETH NAUGHT.

JOHN REYNOLDS, *Affiant*

SWORN TO and **SUBSCRIBED BEFORE ME** this 7th day of **December 2023**.

DONNA PERKINS, ***Notary Public***

My commission expires: **01/04/27**



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2021 060057

1. Decedent's Legal Name: SHIRLEY ANN MUELLER			2. Sex: FEMALE / 3. Date of Death: 09/05/2021
4. Time of Death (Approx.): 06:28 AM	5a. Age: 80	6. Date of Birth: 03/02/1941	7. Birthplace: FLORENCE, AL
8a. Place of Death: INPATIENT			
8b. Facility Name: TRISTAR SKYLINE MEDICAL CENTER		8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: BOOKKEEPER	11b. Kind of Business/Industry: MEDICAL
12. Social Security Number: 1953	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 3212 CLOVERWOOD DR.		13e. Inside City Limits? YES / 13f. Zip Code: 37214	14. Was Decedent ever in US Armed Forces? NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: JIMED DICKERSON		19. Mother's Name Prior to First Marriage: CLOIS COLLIER	
20a. Informant's Name: LISA ANDREWS	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 115 GARRISON RD, LEXINGTON, AL 35648	
21a. Method of Disposition: CREMATION REMOVAL FROM STATE	21b. Place of Disposition: MORRISON BROWN SVC FH	21c. Location: TUSCUMBIA, AL	
22a. Signature of Funeral Director: ▶ /e/ ASHLEY GREEN	22b. License Number: 6161	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: LORETTO MEMORIAL CHAPEL, INC., PO BOX 104 110 NORTH MILITARY ST, LORETTO, TN 38469-0104			23b. License Number: 412
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 09/09/2021	

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/ ORLANDO SIME CARPIO RODRIGUEZ	27b. License Number: 035567	27c. Date Signed: 09/08/2021
27d. Name and Address: ORLANDO SIME CARPIO RODRIGUEZ 3443 DICKERSON PIKE SUITE 680, NASHVILLE, TN 37207		

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. BRAIN HERNIATION	
	b. VASOGENIC EDEMA OF THE BRAIN	
	c. INTRAVENTRICULAR HEMORRHAGE	
	d. HYPERTENSIVE EMERGENCY	

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: NATURAL	31. Did Tobacco Use Contribute to Death? UNKNOWN	32. If Female: 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-1559E

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.

12762149

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

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 7 6 2 1 4 9
Date Issued: Sep-09-2021

THE GREAT SEAL OF THE STATE OF TENNESSEE
AGRICULTURE
COMMERCE
1796

CERTIFICATION OF VITAL RECORD

EFILED 04/20/22 03:54 PM CASE NO. 21P2013 Richard R. Rooker, Clerk

21P2013

LAST WILL AND TESTAMENT OF SHIRLEY ANN MUELLER

I, Shirley Ann Mueller, presently of Nashville, Tennessee, declare that this is my Last Will and Testament.

D

19 2022

PRELIMINARY DECLARATIONS

Prior Wills and Codicils

1. I revoke all prior Wills and Codicils.

Marital Status

2. I am not married.

Current Children

3. I have the following living children:

   - Teresa Ann Earles; and

   - Lisa Andrews.

4. The term 'child' or 'children' as used in this Will includes the above listed children and any children of mine that are subsequently born or legally adopted.

EXECUTOR

Definition

5. The expression 'my Executor' used throughout this Will includes either the singular or plural number, or the masculine or feminine gender as appropriate wherever the fact or context so requires. The term 'executor' in this Will is synonymous with and includes the terms 'personal representative' and 'executrix'.

Appointment

6. I appoint Teresa Ann Earles of Nashville, Tennessee as the sole Executor of this Will.

7. No bond or other security of any kind will be required of any Executor appointed in this Will.

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Powers of My Executor

8. I give and appoint to my Executor the following duties and powers with respect to my estate:

a. To pay my legally enforceable debts, funeral expenses and all expenses in connection with the administration of my estate and the trusts created by my Will as soon as convenient after my death. If any of the real property devised in my Will remains subject to a mortgage at the time of my death, then I direct that the devisee taking that mortgaged property will take the property subject to that mortgage and that the devisee will not be entitled to have the mortgage paid out or resolved from the remaining assets of the residue of my estate;

b. To take all legal actions to have the probate of my Will completed as quickly and simply as possible, and as free as possible from any court supervision, under the laws of the State of Tennessee;

c. To retain, exchange, insure, repair, improve, sell or dispose of any and all personal property belonging to my estate as my Executor deems advisable without liability for loss or depreciation;

d. To invest, manage, lease, rent, exchange, mortgage, sell, dispose of or give options without being limited as to term and to insure, repair, improve, or add to or otherwise deal with any and all real property belonging to my estate as my Executor deems advisable without liability for loss or depreciation;

e. To purchase, maintain, convert and liquidate investments or securities, and to vote stock, or exercise any option concerning any investments or securities without liability for loss;

f. To open or close bank accounts;

g. To maintain, continue, dissolve, change or sell any business which is part of my estate, or to purchase any business if deemed necessary or beneficial to my estate by my Executor;

h. To maintain, settle, abandon, sue or defend, or otherwise deal with any lawsuits against my estate;

i. To employ any lawyer, accountant or other professional; and

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j. Except as otherwise provided in this Will, to act as my Trustee by holding in trust the share of any minor beneficiary, and to keep such share invested, pay the income or capital or as much of either or both as my Executor considers advisable for the maintenance, education, advancement or benefit of such minor beneficiary and to pay or transfer the capital of such share or the amount remaining of that share to such beneficiary when he or she reaches the age of majority or, during the minority of such beneficiary, to pay or transfer such share to any parent or guardian of such beneficiary subject to like conditions and the receipt of any such parent or guardian discharges my Executor.

9. The above authority and powers granted to my Executor are in addition to any powers and elective rights conferred by state or federal law or by other provision of this Will and may be exercised as often as required, and without application to or approval by any court.

DISPOSITION OF ESTATE

Specific Bequests

10. To receive a specific bequest under this Will a beneficiary must survive me for thirty (30) days. Any item that fails to pass to a beneficiary will return to my estate to be included in the residue of my estate. All property given under this Will is subject to any encumbrances or liens attached to the property. My specific bequests are as follows:

a. I leave to Teresa Ann Earles of Nashville, Tennessee, if they shall survive me, for their own use absolutely, the following: Residence at 3212 Cloverwood Drive Nashville TN 37214.

Distribution of Residue

11. To receive any gift or property under this Will a beneficiary must survive me for thirty (30) days. Beneficiaries of my estate residue will receive and share all of my property and assets not specifically bequeathed or otherwise required for the payment of any debts owed, including but not limited to, expenses associated with the probate of my Will, the payment of taxes, funeral expenses or any other expense resulting from the administration of my Will. The entire estate residue is to be divided between my designated beneficiaries with the beneficiaries receiving a share of the entire estate residue. All property given under this Will is subject to any encumbrances or liens attached to the property.

12. I direct my Executor to distribute the residue of my estate as follows ("Share Allocations"):

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a. All of the residue of my estate to Teresa Ann Earles of Nashville, Tennessee, for their own use absolutely.

Wipeout Provision

13. Should I leave no children, child, grandchildren or grandchild surviving me, or should they all die before becoming entitled to receive the whole of their share of my estate, then I direct my Executor to divide any remaining residue of my estate into one hundred (100) equal shares and to pay and transfer such shares as follows:

a. 100 shares to be divided equally between my parents and siblings, or the survivors thereof, for their own use absolutely, if all or any of them is then alive. If any of these beneficiaries shall die before becoming entitled, in accordance with the terms of this Will, to receive the whole of his or her share of my estate, but such beneficiary has a child or children which survive me, that beneficiary shall be deemed to have survived me for the purposes of this distribution.

TESTAMENTARY TRUST

Testamentary Trust For Minor Beneficiaries

14. It is my intent to create a testamentary trust (the "Testamentary Trust") for each minor beneficiary named in this Will. I name my Executor(s) as trustee (the "Trustee") of any and all Testamentary Trusts required in this Will. Any assets bequeathed, transferred, or gifted to a minor beneficiary named in this Will are to be held in a separate trust by the Trustee until that minor beneficiary reaches the designated age. Any property left by me to any minor beneficiary in this Will shall be given to my Executor(s) to be managed until that minor beneficiary reaches the age of majority.

Trust Administration

15. The Trustee shall manage the Testamentary Trust as follows:

a. The assets and property will be managed for the benefit of the minor until the minor reaches the age set by me for final distribution;

b. Upon the minor reaching the age set by me for final distribution, all property and assets remaining in the trust will be transferred to the minor beneficiary as quickly as possible; and

Sam DBA JR

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c. Until the minor beneficiary reaches the age set by me for final distribution, my Trustee will keep the assets of the trust invested and pay the whole or such part of the net income derived therefrom and any amount or amounts out of the capital that my Trustee may deem advisable to or for the support, health, maintenance, education, or benefit of that minor beneficiary.

16. The Trustee may, in the Trustee's discretion, invest and reinvest trust funds in any kind of real or personal property and any kind of investment, provided that the Trustee acts with the care, skill, prudence and diligence, considering all financial and economic considerations, that a prudent person acting in a similar capacity and familiar with such matters would use.

17. No bond or other security of any kind will be required of any Trustee appointed in this Will.

Trust Termination

18. The Testamentary Trust will end after any of the following:

a. The minor beneficiary reaching the age set by me for final distribution;

b. The minor beneficiary dies; or

c. The assets of the trust are exhausted through distributions.

General Trust Provisions

19. The expression 'my Trustee' used throughout this Will includes either the singular or plural number, or the masculine or feminine gender as appropriate wherever the fact or context so requires.

(1) Powers of Trustee

To carry out the terms of my Will, I give my Trustee the following powers to be used in his or her discretion at any time in the management of a trust created hereunder, namely:

a. The power to make such expenditures as are necessary to carry out the purpose of the trust;

b. Subject to my express direction to the contrary, the power to sell, call in and convert into money any trust property, including real property, that my Trustee in his or her discretion

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deems advisable;

c. Subject to my express direction to the contrary, the power to mortgage trust property where my Trustee considers it advisable to do so;

d. Subject to my express direction to the contrary, the power to borrow money where my Trustee considers it advisable to do so;

e. Subject to my express direction to the contrary, the power to lend money to the trust beneficiary if my Trustee considers it is in the best interest of the beneficiary to do so;

f. To make expenditures for the purpose of repairing, improving and rebuilding any property;

g. To exercise all rights and options of an owner of any securities held in trust;

h. To lease trust property, including real estate, without being limited as to term;

i. To make investments he or she considers advisable, without being limited to those investments authorized by law for trustees;

j. To receive additional property from any source and in any form of ownership;

k. Instead of acting personally, to employ and pay any other person or persons, including a body corporate, to transact any business or to do any act of any nature in relation to a trust created under my Will including the receipt and payment of money, without being liable for any loss incurred. And I authorize my Trustee to appoint from time to time upon such terms as he or she may think fit any person or persons, including a body corporate, for the purpose of exercising any powers herein expressly or impliedly given to my Trustee with respect to any property belonging to the trust;

l. Without the consent of any persons interested in trusts established hereunder, to compromise, settle or waive any claim or claims at any time due to or by the trust in such manner and to such extent as my Trustee considers to be in the best interest of the trust beneficiary, and to make an agreement with any other person, persons or corporation in respect thereof, which shall be binding upon such beneficiary;

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m. To make or not make any election, determination, designation or allocation required or permitted to be made by my Trustee (either alone or jointly with others) under any of the provisions of any local, state, federal, or other taxing statute, in such manner as my Trustee, in his or her absolute discretion, deems advisable, and each such election, determination, designation or allocation when so made shall be final and binding upon all persons concerned;

n. To pay himself or herself a reasonable compensation out of the trust assets; and

o. To employ and rely on the advice given by any attorney, accountant, investment advisor, or other agent to assist the Trustee in the administration of this trust and to compensate them from the trust assets.

The above authority and powers granted to my Trustee are in addition to any powers and elective rights conferred by statute or federal law or by other provision of this Will and may be exercised as often as required, and without application to or approval by any court.

(2) Other Provisions

a. Subject to the terms of this Will, I direct that my Trustee will not be liable for any loss to my estate or to any beneficiary resulting from the exercise by him or her in good faith of any discretion given him or her in this Will;

b. Any trust created in this Will shall be administered as independently of court supervision as possible under the laws of the State having jurisdiction over the trust; and

c. If any trust condition is held invalid, it will not affect other provisions that can be given effect without the invalid provision.

GENERAL PROVISIONS

Individuals Omitted From Bequests

20. If I have omitted to leave property in this Will to one or more of my heirs as named above or have provided them with zero shares of a bequest, the failure to do so is intentional.

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Insufficient Estate

21. If the value of my estate is insufficient to fulfill all of the bequests described in this Will then I give my Executor full authority to decrease each bequest by a proportionate amount.

No Contest Provision

22. If any beneficiary under this Will contests in any court any of the provisions of this Will, then each and all such persons shall not be entitled to any devises, legacies, bequests, or benefits under this Will or any codicil hereto, and such interest or share in my estate shall be disposed of as if that contesting beneficiary had not survived me.

Severability

23. If any provisions of this Will are deemed unenforceable, the remaining provisions will remain in full force and effect.

IN WITNESS WHEREOF, I have signed my name on this the 21st day of May 2020, at Nashville, Tennessee, declaring and publishing this instrument as my Last Will, in the presence of the undersigned witnesses, who witnessed and subscribed this Last Will at my request, and in my presence.

X Shirley Ann Mueller
Shirley Ann Mueller (Testator) Signature

SIGNED AND DECLARED by Shirley Ann Mueller on the 21st day of May 2020, to be the Testator's Last Will, in our presence, at Nashville, Tennessee, who at the Testator's request and in the presence of the Testator and of each other, all being present at the same time, have signed our names as witnesses.

DBR
Witness #1 Signature
David B Reynolds
Witness #1 Name (Please Print)
2044 Kimberly Drive
Witness #1 Street Address
Mount Juliet TN 37122
Witness #1 City/State

John W. Reynolds II
Witness #2 Signature
John W. Reynolds II
Witness #2 Name (Please Print)
3212 Clovernook Drive
Witness #2 Street Address
Nashville TN 37214
Witness #2 City/State

Dem DBR JR

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AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

I, Shirley Ann Mueller, the Testator, sign my name to this instrument this 21st day of May, 2020, and being first duly sworn, declare to the undersigned authority all of the following:

1. I execute this instrument as my Last Will.
2. I sign this Last Will willingly, or willingly direct another to sign for me.
3. I execute this Last Will as my free and voluntary act for the purposes expressed therein.
4. I am 18 years of age or older, of sound mind and under no constraint or undue influence.

X Testator: Shirley A. Mueller

We, David B Reynolds and John W. Reynolds the witnesses, being first duly sworn, sign our names to this instrument and declare to the undersigned authority all of the following:

1. The Testator executes this instrument as their Last Will.
2. The Testator signs it willingly, or willingly directs another to sign for them
3. Each of us, in the conscious presence of the Testator, and in the presence of each other, signs this Last Will as a witness.
4. To the best of our knowledge, the Testator is 18 years of age or older, of sound mind and under no constraint or undue influence.

Witness #1 Witness #2

Subscribed and sworn to before me by Shirley Ann Mueller, the Testator, and by David B. Reynolds and John W. Reynolds, witnesses, this 21st day of May, 2020.

(Signed) Emily Myers

Notary Public
(Official capacity of officer)

(Seal)

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 20 day of APRIL, 2022, in Docket Number 21P2013, IN RE: MUELLER, SHIRLEY A, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17 day of JULY in the year 2023 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk,

[SEAL]

JOSEPH P. DAY CIRCUIT COURT CLERK

By: _____
Deputy Clerk