Karen Johnson
Batch # 1191096
10/08/2024 02:02:52 PM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVITH
4 pgs

20241008-0078152

This Instrument Was Prepared By:

Kayla M. Costley
Kane & Crowell, PLLC
133 S College Street
Lebanon, Tennessee 37087
(615) 784-4800

Map & Parcel Numbers:
Map: 120-10 Parcel:0-025.00

AFFIDAVIT OF HEIRSHIP

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KAYLA M. COSTLEY, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

STATE OF TENNESSEE
COUNTY OF WILSON

COME NOW, Devin Jordan and Alize Moore, after first being duly sworn, or affirmed, and on their oath do hereby depose and state that they are of lawful age and all information given herein being based upon their knowledge, and they further depose and state the following information to the best of their knowledge concerning an individual, **Alice Ruth Johnson, Deceased**, and certain real property located at 1228 Dempsey Drive, Nashville, Tennessee 37217.

Such information as follows:

1. The Affiants have the following addresses:

Devin Jordan
325 Jenny Murff Drive
Antioch, TN 37013

Alize Moore
4100 Barton's Run Trace
Lebanon, TN 37090

2. The Affiants have knowledge of the family of **Alice Ruth Johnson,** Decedent, by way of being Decedent's family friends.

3. That **Alice Ruth Johnson**, Decedent, passed away on December 8, 2020, at the age of sixty-nine (69) and at the time of her death, she is believed to have owned all of the ownership interest in the property known as 1228 Dempsey Drive, Nashville, Tennessee 37217.

4. The Decedent died intestate, without leaving a Last Will and Testament.

5. That at the time of her death, the Decedent was unmarried.

6. That **Alice Ruth Johnson,** Decedent, passed away having one (1) living child, and her parents having predeceased her.

7. That as of the date of the execution of this Affidavit, the Decedent has one (1) child that has predeceased her.

8. That the following persons, all being over the age of eighteen (18), constitute the only known potential heirs at law of the Decedent at the time of her death:

Name:	Relationship to Decedent:
Darrell Lyons	**Son**
Eric Lyons	**Grandson**
Derrick Lyons, Jr.	**Grandson**

9. That to the best of our knowledge, without the benefit of a title search, and without in any way guaranteeing any condition of title, no other person or entity is believed to have any ownership interest in the property located at: 1228 Dempsey Drive, Nashville, Tennessee 37217, other than Alice Ruth Johnson.

10. The property which is the subject of this Affidavit is located at 1228 Dempsey Drive, Nashville, Tennessee 37217, and is legally described as follows:

Land in Davidson County, Tennessee, being Lot Number 63 on the Plan of Seven Oaks, Section Number 4, of record in Book 2133, Page 105, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

TAX ID NO.: 120-100-025.00

Being the same property conveyed to Alice R. Johnson by Quit Claim Deed from Alice R. Johnson, widowed-not remarried, surviving spouse of Richard Johnson, deceased, his date of death being March 25, 2007, said Deed dated the 21st day of March, 2016, of record, document number 20160328-0029056, Register of Deeds Office for Davidson County, Tennessee.

11. That a release from the Bureau of TennCare has been obtained and is attached to this affidavit as ***Exhibit A*** and is incorporated herein by reference.

Further, the Affiants saith not.

Devin Jordan

Subscribed and sworn to before me
this 16th day of August, 2024.

NOTARY PUBLIC Karen J. Green
My Commission Expires: 6/28/26

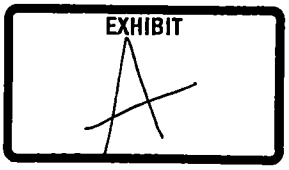
KAREN J GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Alize Moore

Subscribed and sworn to before me
this 9th day of August, 2024.

NOTARY PUBLIC Karen J. Green
My Commission Expires: 6/28/26

KAREN J GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY



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

July 11, 2024

Eric Lyons
133 S College Street
Lebanon, TN 37087

RE: Johnson, Alice Ruth Date of Death: 12/8/2020 SSN: xxx-xx-8805
Our File Number: 132687

Eric Lyons:

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