Karen Johnson Davidson County
Batch# 1234196 AFFIDAVIT
02/05/2025 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250205-0008588

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

AFFIDAVIT OF OWNERSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, Victoria Pierce Turner, being duly sworn, do hereby state and affirm as follows:

1. I have personal knowledge of the facts stated in this affidavit. I am over 18 years of age, and I am competent to testify as to all matters set forth below.

2. I am a partner in Pierce Investment Company, L.P., a Tennessee limited partnership ("PIC").

3. Pursuant to a Quitclaim Deed dated May 4, 2016 and recorded on May 5, 2016 as Instrument No. 20160505-044268 in the Register's Office for Davidson County, Tennessee, PIC conveyed a limited life estate to G. Keeling Turner, II, an unmarried man (the "Grantee"), in the following property in Davidson County, Tennessee (the "Property"):

> A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Park Road Condominiums, aka West End Park, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, page 831, as amended in Instrument No. 20071213-0143676, and further amended in Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, page 390, Register's Office for

Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Pierce Investment Company by Warranty Deed from Shelby Adams, unmarried, of record as Instrument No. 20160208-0011873 in the Register's Office for Davidson County, Tennessee. Pierce Investment Company, L.P. is one and the same as Pierce Investment Co. and Pierce Investment Company.

Being the same property whereby Pierce Investment Company, L.P. conveyed a limited life estate to G. Keeling Turner, II, an unmarried man, by Quitclaim Deed (Limited Life Estate Only) dated May 4, 2016 and recorded on May 5, 2016 as Instrument No. 20160505-044268 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3314 West End Avenue, Apt. #305, Nashville, TN 37203.

4. The Grantee died on January 21, 2025, as evidenced by the Death Certificate attached hereto as Exhibit A.

5. As a result of the Grantee's death, his limited life estate has terminated, and the Property is vested in PIC as its sole owner.

FURTHER THE AFFIANT SAITH NOT.

DATED: February 3, 2025

Victoria Pierce Turner

Sworn to and subscribed before me, this 3rd day of February, 2025.

Notary Public

My Commission Expires:
3-6-

46562875.1

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Mar. 6, 2028

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER: 2025 003571

1. Decedent's Legal Name: GRAYSON KEELING TURNER II			2. Sex: MALE	3. Date of Death: 01/21/2025
4. Time of Death (Approx.): 03:52 AM	5a. Age: 80	6. Date of Birth: 03/09/1944	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: NHC HEALTHCARE				
8b. Facility Name: 370 OLD SHACKLE ISLAND RD		8c. City or Town: HENDERSONVILLE		8d. County of Death: SUMNER
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage):	11a. Decedent's Usual Occupation: MORTGAGE		11b. Kind of Business/Industry: BANKER
12. Social Security Number: 0078	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 3314 WEST END AVE APT 305		13e. Inside City Limits?: YES	13f. Zip Code: 37203	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE
18. Father's Name: JAMES BETTYE TURNER			19. Mother's Name Prior to First Marriage: MARY LLOYD WILKERSON	
20a. Informant's Name: VICTORIA PIERCE TURNER		20b. Relationship to Decedent: CONSERVATOR	20c. Mailing Address: 196 MOULTRIE PARK, NASHVILLE, TN 37205	
21a. Method of Disposition: CREMATION		21b. Place of Disposition: NASHVILLE CREMATION SERVICE	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ MARIA FONSECA		22b. License Number: 20513	22c. Signature of Embalmer: ▶	22d. License Number
23a. Name and Address of Funeral Home: MOUNT OLIVET FUNERAL HOME AND CEMETERY, 1101 LEBANON PIKE, NASHVILLE, TN 37210-3001				23b. License Number: 970
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 01/22/2025	

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/ GURU MEDAM	27b. License Number: 55403	27c. Date Signed: 01/22/2025
27d. Name and Address: GURU MEDAM 264 NEW SHACKLE ISLAND RD, SUITE 107, HENDERSONVILLE, TN 37075		

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. ADULT FAILURE TO THRIVE	
	b. PNEUMONIA	
	c. SENILE DEMENTIA WITH MOOD DISORDER WITH BEHAVIORAL DISTURBANCE	
	d. HYPERTENSIVE HEART DISEASE	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: COVID-19

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: 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 certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Jan-23-2025

01688962

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Certificate of Authenticity

I, Lucretia Albert, 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 February 3, 2025.

Date

Lucretia Albert

Affiant Signature

02/04/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of February, 2025.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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