Karen Johnson Davidson County
Batch# 1240489 AFFIDAVITH
02/25/2025 11:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250225-0013835

Prepared By:
Parker Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Ste. 104
Brentwood, TN 37027

This instrument was prepared without the benefit of a title search and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	*Send Tax Bills To:*	*Map & Parcel No.*
KATHERINE TAYLOR 2521 Pennington Bend Rd. Apt. 203 Nashville, TN 37214 JENNIFER E. TAYLOR 4536 Andrew Jackson Pkwy Hermitage, TN 37076	KATHERINE TAYLOR 2521 Pennington Bend Rd. Apt 203 Nashville, TN 37214	052-14-0A-021.00

AFFIDAVIT OF HEIRSHIP

Comes now, Mr. David Studer and Charles Dede, having been first being duly sworn, and on their respective oaths do depose and state that both are of lawful age and all information is based upon their individual beliefs and personal knowledge. Pursuant to Tenn. Code Ann. §30-02-712, affiants further depose and state:

1. MR. DAVID STUDER (hereinafter "Affiant 1") was a friend of 19 years of the deceased, TAB STEVEN TAYLOR (hereinafter the "Decedent"), and is a resident of Davidson County, Tennessee.

2. Based upon his relationship to the Decedent, Affiant 1 has personal knowledge of the family of Decedent.

3. Affiant 1 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

4. MR. CHARLES DEDE (hereinafter "Affiant 2") was a friend of 19 years of the Decedent and is a resident of Sumner County, Tennessee.

5. Based upon his relationship to the Decedent and Decedent's family, Affiant 2 has personal knowledge of the family of Decedent.

6. Affiant 2 is not a beneficiary of Decedent's Estate and is an otherwise disinterested party.

7. The Decedent was a resident of Davidson County, Tennessee at the time of his death and owned a fee simple interest in property known as 2521 Pennington Bend Rd, Apt. 203, Nashville, TN 37214 (the "Premises"), which Affiants are advised has the following legal description:

Land in Davidson County, Tennessee, being Unit No. 21, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and established by Master Deed in Instrument No.20040811-0097169.

Being the same property conveyed to Tab S. Taylor, unmarried, from Sabrina B. Green n/k/a Sabrina B. Crayton and James Crayton, wife and husband, by Warranty Deed of record in Instrument 20140606-0049403, Register's Office for Davidson County, Tennessee.

8. The Premises were owned by Decedent in fee simple.

9. Decedent died on December 3, 2024, at the age of Sixty-Nine (69) years (Death Certificate attached hereto as **Exhibit A**), leaving his biological daughter and adopted daughter as his surviving heirs-at-law and sole heirs of his Estate. Decedent was not married, nor did he have any other children.

10. As of the date of execution of this Affidavit, the addresses of the sole heirs-at-law are as follows:

    NAME: KATHERINE E. TAYLOR, biological daughter of Decedent
    2521 Pennington Bend Rd., Apt. 203, Nashville, TN 37214

    NAME: JENNIFER E. TAYLOR, adopted daughter of Decedent
    4536 Andrew Jackson Pkwy, Hermitage, TN 37076

11. Decedent died intestate and did not leave a Last Will & Testament. No intestate administration proceedings have been open in Tennessee, as, based upon information and belief, the Premises is the only asset needing administration.

12. Upon the death of TAB STEVEN TAYLOR, and based upon the Tennessee laws of intestate succession and the filing of this Affidavit of Heirship, the respective ownership for the Premises, all as tenants in common, are as follows:

KATHERINE E. TAYLOR:	50%
JENNIFER E. TAYLOR:	50%

13. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. §30-02-712 to help establish and reflect the heirship with respect to any real or personal property owned by TAB STEVEN TAYLOR in Tennessee or elsewhere and particularly to confirm the vesting of title in KATHERINE E. TAYLOR and JENNIFER E. TAYLOR, as to certain real property owned by TAB STEVEN TAYLOR, in Davidson County, Tennessee, known as **2521 Pennington Bend Rd, Apt. 203, Nashville, TN 37214**.

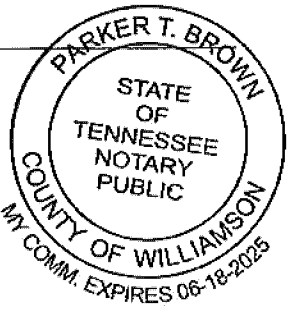
*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

DAVID STUDER, Affiant 1

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed to and sworn before me this 24th day of February, 2025.

Notary Public

My Commission Expires: 

CHARLES DEDE, Affiant 2

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed to and sworn before me this 24th day of February, 2025.

Notary Public

My Commission Expires: PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

EXHIBIT A

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 074812

1. Decedent's Legal Name: TAB STEVEN TAYLOR		2. Sex: MALE	3. Date of Death: 12/03/2024
4. Time of Death (Actual): 13:19	5a. Age: 69	6. Date of Birth: [redacted]	7. Birthplace: TAMPA, FL
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 2521 PENNINGTON BEND RD APT 203	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to last marriage)	11a. Decedent's Usual Occupation: FINANCE MANAGER	11b. Kind of Business/Industry: AUTOMOTIVE SALES
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 2521 PENNINGTON BEND RD APT 203	13e. Inside City Limits?: YES	13f. Zip Code: 37214	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: RICHARD ARNETTE TAYLOR		19. Mother's Name Prior to First Marriage: KATHERINE SARAH HUDSON	
20a. Informant's Name: KATHERINE TAYLOR	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 2521 PENNINGTON BEND RD APT 203, NASHVILLE, TN 37214	
21a. Method of Disposition: BURIAL	21b. Place of Disposition: ST. IGNATIUS CEMETERY		21c. Location: FRANKLIN, TN
22a. Signature of Funeral Director: ▶ /e/ AMANDA LEIGH GOODRICH	22b. License Number: 6272	22c. Signature of Embalmer: ▶ /e/ LAUREN PAIGE MARSHALL	22d. License Number: 6815
23a. Name and Address of Funeral Home: WILLIAMSON MEMORIAL FUNERAL HOME AND CREMATION SERVICES, 3009 COLUMBIA AVE, FRANKLIN, TN 37064			23b. License Number: 615
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 12/09/2024	

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: ▶ /e/ LAURA FAYE MCCLURE-BARNES	27b. License Number: 031609	27c. Date Signed: 12/06/2024

27d. Name and Address: LAURA FAYE MCCLURE-BARNES 353 NEW SHACKLE ISLAND RD STE 204A, 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):	a. NON-SMALL CELL ADENOCARCINOMA LUNG CANCER PATHOLOGIC STAGE 4 WITH METASTATIC LYMPHADENOPATHY	
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.	
	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: NATURAL	31. Did Tobacco Use Contribute to Death?: PROBABLY	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.

Date Issued: Dec-16-2024

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

0 1 6 6 8 9 7 7 3

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202502250013835

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 24, 2025

2/24/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 24th day of February, 2025.

Notary Public

My Commission Expires: _____

