Karen Johnson Davidson County
Batch # 1248769 AFFIDAVITH
03/20/2025 03 50 12 PM 4 pgs
Fees $22 00 Taxes $0 00
20250320-0020879

This Instrument Was Prepared By
Donnavon Vasek
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, Tennessee 37087
(615) 549-8909

Map & Parcel Numbers:
Map: 70-2 Parcel: 25

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 VASEK & ROBBINS, PLLC, ATTORNEYS AT LAW, 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, Jane Osgerby and Darryl Carter, 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, **Clarice D. Rankins, Deceased**, and certain real property located at 2837 Buena Vista Pike, Nashville, Tennessee 37218.

Such information as follows:

1. The Affiants have the following addresses:

   Jane Osgerby
   131 Lakebrink Drive
   Nashville, TN 37214

   Darryl Carter
   3721 Westport Drive
   Nashville, TN 37218

2. The Affiants have knowledge of the family of **Clarice D. Rankins,** Decedent, by way of being friends of Decedent.

3. Jane Osgerby has known Clarice D. Rankins since 1981 when they worked together for the State of Tennessee.

4. Darryl Carter knows Clarice D. Rankins as she was best friends with his mother, Virgil L. Carter, for almost forty (40) years.

5. That **Clarice D. Rankins**, Decedent, passed away on June 24, 2024, at the age of seventy-four (74) and at the time of her death, she is believed to have owned the property known as 2837 Buena Vista Pike, Nashville, Tennessee 37218.

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

7. That at the time of her death, the Decedent was not married.

8. That **Clarice D. Rankins,** Decedent, passed away having one (1) child, Henry D. Rankin, Jr., and her parents having predeceased her.

9. 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:	Current Address:
Henry D. Rankin, Jr.	Son	2837 Buena Vista Pike Nashville, Tennessee 37218

10. The property which is the subject of this Affidavit is located at 2837 Buena Vista Pike, Nashville, Tennessee 37218, and is legally described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Shawnwood, Section Two as of record in Book 6050, page 87, Register's Office for said County. Said Lot No. 14 fronts 69.0 feet on the west side of Buena Vista Pike and extends back 189.5 feet on the north line and 140.0 feet on the south line to a broken rear line measuring 86.3 feet thereon.
>
> Being part of the same property conveyed to Michael R. Shields (being one and the same person as Michael L. Shields), by deed from Anthony V. Forte, Charles E. Forte, Francis J. Forte, Victor T. Forte, Jr., George E. Forte, Henry F. Forte, Rita M. Johnson and James D. Forte of record in Book 6030, page 135, Register's Office of Davidson County, Tennessee. Being the same property convey by Michael L. Shields to Clarice D. Rankins by deed dated March 25, 1985 of record in Book 6521, Page 95, Register's Office of 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.

Jane Osgerby

Subscribed and sworn to before me
this 10 day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 9/26/2027

NIKOLE CUTTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Darryl Carter

Subscribed and sworn to before me
this 10th day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 9/26/2027

NIKOLE CUTTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

COPY.

EFILED 11/20/24 02:27 PM CASE NO. 24P1667 Joseph P. Day, Clerk

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

#

November 12, 2024

Donnavon Vasek
103 W. Main St.
Lebanon, TN 37087

RE: Rankins, Clarice Date of Death: 6/24/2024 SSN: [redacted]
Our File Number: 142944

Donnavon Vasek:

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

EXHIBIT
A