Karen Johnson
Batch # 1270348
05/08/2025 08 16 19 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVITH
3 pgs
20250508-0035931

Prepared by
Lindsey R Anderson
217 Latimer Dr
Smyrna, TN 37167

AFFIDAVIT OF HEIRSHIP

Tenn. Code Ann § 30-2-712

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Lindsey Rachelle Anderson	SAME	Map 150-03
217 Latimer Dr		Parcel 221.00
Smyrna, Tennessee 37167		

STATE OF TENNESSEE
RUTHERFORD COUNTY

Comes the affiant, Lindsey Rachelle Anderson, on her own free will, being first duly sworn according to law, being of lawful age and a resident of Rutherford County, State of Tennessee, pursuant to T.C.A. 30-2-712, hereby swears to the following based upon her personal knowledge and familiarity:

1. Terri Jo Hutton died on December 22, 2024.

2. At the time of her death, Terri Jo Hutton was sole owner of property known as 208 Calypso Court, Antioch, DAVIDSON County, Tennessee 37013, described as follows in Quitclaim Deed Book 10202, Page 874 of Record in Register of Deeds of Davidson County, Tennessee:

   "LAND in Davidson County, Tennessee being Lot No. 73, Section Two on the Plan of Harbor Landing Subdivision of record in Plat Book 6250, Page 352, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal division.

   Being the same property conveyed to Richard E. Hutton and wife, Terri T. Hutton, by deed from Michael A. Nugent and wife, Gwendolyn L. Nugent, of record in Book 8914, Page 613, Register's Office for Davidson County, Tennessee."

3 Terri Jo Hutton died without a Last Will and Testament.

4. I, Lindsey Rachelle Anderson, am the only child of Terri Jo Hutton. I was born on June 20, 1985. Terri Jo Hutton never gave birth or adopted any other children.

5. As Terri Jo Hutton's only child I, Lindsey Rachelle Anderson, have personal knowledge of my mother's relatives, offspring, next of kin, and spouses.

6. My parents, Terri Jo Hutton and Richard Earl Hutton, were divorced on September 23, 1996 in the Fourth Circuit Court for Davidson County, Tennessee, docket number 96D-242. My mother, Terri Jo Hutton, had no later marriages.

7. My mother, Terri Jo Hutton, was unmarried at the time of her death.

8 Pursuant to T C.A 31-2-104, Lindsey Rachelle Anderson solely acquired any and all interest in real estate Terri Jo Hutton owned at the time of her death

9. Pursuant to T C A 31-2-103, Lindsey Rachelle Anderson acquired Terri Jo Hutton's full interest of 208 Calypso Court, Antioch, Davidson County, Tennessee 37013 immediately upon the passing of Terri Jo Hutton.

Further, affiant saith not

Date this 5 day of May, 2025

Lindsey Rachelle Anderson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Sworn and subscribed to me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Lindsey Rachelle Anderson whom I am personally aquanited (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therin contained.

WITNESS my hand and official seal of Nashville, Tennessee, this 5th day of May, 2025.

DANA C. THERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-27

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 080282

1 Decedent's Legal Name				2 Sex	3 Date of Death
TERRI JO HUTTON				FEMALE	12/22/2024
4 Time of Death (Approx.)	5a Age	6 Date of Birth	7 Birthplace		
03 05 PM	63	11/18/1961	WILLIAMSON COUNTY TN		
8a Place of Death					
DECEDENT S HOME					
8b Facility Name		8c City or Town		8d County of Death	
208 CALYPSO CT		ANTIOCH		DAVIDSON	
9 Marital Status	10 Surviving Spouse (name prior to first marriage)	11a Decedent's Usual Occupation		11b Kind of Business/Industry	
DIVORCED		DISABLED		DISABLED	
12. Social Security Number	13a Residence-State or Foreign Country	13b County		13c City or Town	
-4831	TENNESSEE	DAVIDSON		ANTIOCH	
13d Street and Number		13e. Inside City Limits?	13f. Zip Code	14 Was Decedent ever in US Armed Forces?	
208 CALYPSO CT		YES	37013	NO	
15 Decedent's Education	16 Decedent of Hispanic Orig.?	17. Decedent's Race			
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE			
18 Father's Name		19 Mother's Name Prior to First Marriage			
RUFUS TINDALL		JEANETTA LUCILLE JAY			
20a Informant's Name	20b Relationship to Decedent	20c Mailing Address			
LINDSEY RACHELLE ANDERSON	DAUGHTER	217 LATIMER DR SMYRNA, TN 37167			
21a. Method of Disposition	21b Place of Disposition	21c Location			
CREMATION	SPRING HILL MEMORIAL CREMATORY	FRANKLIN, TN			
22a Signature of Funeral Director	22b License Number	22c Signature of Embalmer	22d License Number		
▶ /e/ AMANDA LEIGH GOODRICH	6272	▶			
23a Name and Address of Funeral Home			23b License Number		
WILLIAMSON MEMORIAL FUNERAL HOME AND CREMATION SERVICES, 3009 COLUMBIA AVE, FRANKLIN, TN 37064			615		
24 Registrar's Signature		25. Date Filed			
▶ /e/ EDWARD G BISHOP III		01/02/2025			

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	27b License Number	27c Date Signed
▶ /e/ MICHAEL MERTENS	30767	12/31/2024

27d Name and Address: MICHAEL MERTENS 325 OLD PLEASANT GROVE ROAD 1ST FLOOR, MOUNT JULIET, TN 37122

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 MYOCARDIAL INFARCTION	
	b TOBACCO USE	
	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	31 Did Tobacco Use Contribute to Death?	32 If Female		
NATURAL	YES	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 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-02-2025

0 1 6 8 2 3 6 2 5

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

VERIFIED

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE