THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 An independent title search was not conducted in the preparation of this Affidavit. All information was provided by the Affiant.	The actual consideration for this transfer is: **$0.00**. Katie Kochleman AFFIANT Subscribed and sworn to before me, this 28 day of MAY 2025. Felicia Lopez NOTARY PUBLIC My Commission Expires: 10/4/2027

FELICIA LOPEZ NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/4/2027 DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonnda Burner, et. al. 435 Lynn Drive Nashville, TN 37211	New Owner	13216003900

AFFIDAVIT OF HEIRSHIP

1. My name is **William Andrew Richter, Jr.** ("Affiant"). I currently reside in Davidson County, state of Tennessee. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. **David W. Hughet** (hereinafter "Decedent") was my friend and I knew him for approximately 41 years.

3. Decedent died on March 30, 2025, as a resident of Davidson County, Tennessee. His obituary is attached hereto as **Exhibit 1**. To my knowledge, he died without a Last Will and Testament and an estate has not been opened for probate administration.

4. At the time of his passing, Decedent owned real property located at **425 Lynn Court, Nashville, Tennessee 37211** (the "Property"). The Property is more fully and particularly described as follows:

Karen Johnson
Batch # 1280043
06/02/2025 08 12 23 AM
Fees $22 00 Taxes $0 00

Davidson County
AFFIDAVITH
4 pgs

20250602-0042848

Land in Davidson County, Tennessee, Being Lot No. 816 on the plan of Coldwell Hall, Section 13, of record in Book 3300, page 66, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Juanita Waddell Hughett, unmarried by Deed from Tracy E. Hataway and Donnie R. Hataway of record in Book 5161, page 926, Register's Office for Davidson County, Tennessee, date executed 6-20-77, date filed 6-21-77. The said Juanita Waddell Hughet is deceased. Said property was devised to Jonnda F. Hughett and David W. Hughett from Juanita Waddell Hughet by will dated 1-31, 78. The said Jonnda F. Burner and David W. Hughet are the only heirs at law.

Being the same property conveyed to David W. Hughet by Quitclaim Deed from Jonnda F. Burner, of record in Instrument No. 20010723-0077752, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of his death.

6. Decedent had no children, biological or adopted, during his lifetime.

7. Decedent was predeceased in death by his parents, Juanita Waddell Hughett and Ralph Freeman Hughett.

8. Decedent was survived by his sister, Jonnda F. Burner, and half-sisters, Debra D'Ottavio, Carol Moody, and Theresa Adams.

9. Therefore, Decedent's interest in the Property vested in fee simple absolute in Jonnda F. Burner, Debra D'Ottavio, Carol Moody, and Theresa Adams, his sole heirs-at-law, immediately upon his death, pursuant to T.C.A. §31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the names of **JONNDA F. BURNER, DEBRA D'OTTAVIO, CAROL MOODY, AND THERESA ADAMS, AS TENANTS IN COMMON**.

FURTHER AFFIANT SAYETH NOT.

SWORN this 18 day of May 2025.

William Andrew Richter, Jr.

William Andrew Richter, Jr.
Affiant

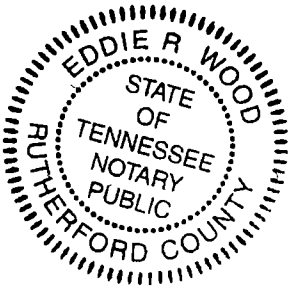
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Andrew Richter, Jr.,** the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 18 day of May 2025.

Eddie R Wood

NOTARY PUBLIC
My commission expires: 11-28-26



[redacted]

The Cremation Company

David Waddell Hughett



(December 27, 1960 - March 30, 2025)

David Waddell Hughett, 64, departed this life on Sunday morning, March 30, 2025. He grew up in Hendersonville, TN, with a loving mother and sister (his father died when he was a baby). It was in a wonderful neighborhood of children and families who became lifelong friends. Many friends remember that he shared his love of dinosaurs and his many other interests - from science to history.

David finished high school at David Lipscomb in Nashville, and he graduated from David Lipscomb College with a major in history. He also later earned a Masters of Education at Tennessee State University. For most of his career David worked at Jean and Alexander Heard Library at Vanderbilt University. He also worked several years at The Learning Lab and Kumon Math in Brentwood, TN.

He enjoyed reading, on all subjects, and music - both playing piano himself and listening to favorites, including the Bee Gees and the Beatles. He collected comic books and enjoyed studying house plans and drawing his own.

David loved being a fun uncle for his niece and nephew and, in earlier years, being a fun big cousin for his younger cousins. He was interesting and amusing, and he entertained everyone who knew him with his stories.

In recent years David was happy to discover three half-sisters

He was preceded in death by his mother Juanita Waddell Hughett of Clay County and his father Ralph Freeman Hughett of Scott County. He is survived by sister Jonnda (Scott) Burner of Nashville, TN, and half-sisters Debra D'Ottavio of Vermont, Carol (Steve) Moody of California, and Theresa (Steve) Adams of Nashville TN.

On Monday evening April 7, 2025, there will be visitation with the family from 6:00-7:00 and a memorial service for David at 7:00, all held in rooms 315-316 at Crieve Hall Church of Christ, 4806 Trousdale Drive, Nashville, TN 37220. Brandon Folks will be leading the memorial service.