THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Franklin
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 1284621 AFFIDAVITH 06/16/2025 09:57:30 AM 7 pgs Fees: $37.00 Taxes: $0.00 20250616-0046645 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. AFFIANT Subscribed and sworn to before me, this 14th day of May 2025. NOTARY PUBLIC My Commission Expires: 7-18-2028

PATRICIA K MCTIER TENNESSEE NOTARY PUBLIC My Comm Exp. July 18, 2028 COUNTY OF FRANKLIN

Address New Owner:	Send Tax Bills To:	Tax Information:
Molly Vice 1009 Battlefield Drive Nashville, TN 37204	New Owner	**13300005100** **13300010200** **13300005200** **&** **11809000100**

AFFIDAVIT OF HEIRSHIP

1. My name is **James Reynolds** ("Affiant"). I currently reside in Franklin 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. **Matthew Carney** (hereinafter "Decedent") was my friend and I knew him for approximately 22 years.

3. Decedent died on July 4, 2024, as a resident of Davidson County, Tennessee. His Death Certificate is attached hereto as **Exhibit 1**. To my knowledge, he died without a Last Will and Testament, and his intestate estate was opened on July 22, 2024, for probate administration under Docket No. 24P1504, in the Seventh Circuit Court for Davidson County, Tennessee.

4. At the time of his passing, Decedent owned four parcels of real property located in

Davidson County, Tennessee, which are described as follows:

Parcels: **13300005100**
13300010200
13300005200

Land in the 2nd, 5th, and 6th Civil District of Davidson County, Tennessee, described as follows and combining three previous tracts:

Land described according to a survey made by E.L. Miller, Jr., & Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center Seven Mile Creek; thence with the center of said creek as follows: North 5 degrees 40 minutes East 46 feet; North 12 degrees 5 minutes West 153 feet; North 16 degrees 30 minutes East 187 feet; North 30 degrees 05 minutes East 50 feet and North 52 degrees 15 minutes East 89 feet ot the intersection with prior location of Mil Creek, the above being a partial boundary of Tract No. 4 (Parcel H) 5th Civil District conveyed to Henry Horrell and Wilson Brazelton. d/b/a B. & H. Development Company, by Katherine B. Shumate, a widow, by deed of record in Book 4262, Page 80, Register's Office for Davidson County, **containing 1.3 acres, more or less.** Thence, land described according to a survey made by Z.J. Wilkerson, Surveyor, on August, 1940, as follows:

Down centerline of Mill Creek, prior to relocation, North 55 degrees 30 minutes West approximately 50 feet; thence North 5 degrees West 300 feet; thence North 15 degrees East approximately 266 feet to I-24 right-of-way, the above boundary being a partial boundary of a tract of land in the 6th Civil District conveyed to Johnny Shumate by Katherine B. Shumate by deed of record in Book 5574, page 105, and also a partial boundary of a tract of land in the 2nd Civil District described according to a survey made by John D. Kerr, Surveyor, March 24, 1951, and conveyed to B. & H. Development Company, a partnership composed of Wilson Brazelton and Henry Horrell, by deed of record in Book 4162, Page 287, Register's Office for Davidson County, **containing 5.25 acres, more or less.** Thence, along I- 24 Southwest right-of-way with the radius of a 1 degrees curve to the right a circular distance of 639.14 feet to a point; thence, South 32 degrees 54 minutes East 343.5 feet to a point in the center of Mill Creek, prior to relocation, the above being a partial boundary of a tract of land conveyed by E.C. Vinson and wife, Mary Y. Vinson, to the State of Tennessee by deed of record in Book 2813, Page 389, Register's Office for Davidson County, with right of access to 1-24 and channel maintenance; thence, land described according to a survey made by E.L. Miller, Jr., 1963 as follows:

Continuing along I-24 right-of-way, South 32 degrees 54 minutes East 504 feet to the

Northerly margin of Antioch Pike; thence, North 73 degrees 15 minutes West 264.6 feet; thence, South 16 degrees 45 minutes West 30 feet; thence, North 73 degrees 15 minutes West 250.5 feet; thence, South 16 degrees 45 minutes West 12 feet; thence, North 74 degrees 40 minutes West 337 feet; thence, South 10 degrees 50 minutes West approximately 30 feet to the centerline of Antioch Pike; thence, with the centerline of said Pike North 74 degrees 40 minutes West 100 feet to the point of beginning in the centerline of Antioch Pike. The last partial boundary is from a tract of land in the 5th Civil District conveyed to B. & H. Development Company by Andrew Jackson Post No. 1291 V.F.W. by deed of record in Book 4165, Page 49, Register's Office for Davidson County, **containing 5.45 acres, more or less**.

The herein described tract is bounded by 1-24 right-of-way, Antioch Pike, and the prior location of Mill Creek and **contains 12.0 acres, more or less.** This combination description of the three said tracts by Ed F. Wheeler, surveyor and engineer.

Included in the above description by excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6568, Page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Carney by Warranty Deed from Alireza Nourabadt, of record in Instrument No. 20220525-0060736, Register's Office for Davidson County, Tennessee.

Being also known as **0 Antioch Pike Nashville, Tennessee 37211** and a portion known as **1052 Antioch Pike Nashville, Tennessee 37211**

Parcel: 11809000100

Land in Davidson County, Tennessee, being Lot No. 6 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10, and Lots 1and 2 of Block 1 on the Plan of Noelton, not of record, and described according to a copy of a survey thereof made in August 1938, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the southerly margin of Battlefield Drive 464 feet west of the westerly margin of 10th Avenue South, being the common corner of Lots Nos. 6 and 7; thence with the line between said lots southerly 201.9 feet to a point; thence easterly 75 feet to a point, the common corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 202.1 feet to the southerly margin of Battlefield Drive; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Matthew Carney by Warranty Deed from Geraldine R. Moore, of record in Instrument No. 20160902-0092571, Register's Office for Davidson

County, Tennessee.

Being also known as **1009 Battlefield Drive, Nashville, Tennessee 37204**.

5. The Decedent was married at the time of his death to Molly Vice.

6. Pursuant to T.C.A. § 31-1-101, Decedent died without issue.

7. Therefore, Decedent's interest in the Property vested in fee simple absolute in **MOLLY VICE**, his sole heir-at-law, immediately upon his death, pursuant to T.C.A. §31-2-103.

FURTHER AFFIANT SAYETH NOT.

PATRICIA K MCTIER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18, 2028
COUNTY OF FRANKLIN

SWORN this 14th day of May 2025.

James Reynolds, Affiant

STATE OF TENNESSEE)
COUNTY OF Franklin)

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

Sworn to and subscribed before me, the undersigned Notary Public, this 14th day of May 2025.

Patricia K McTier
NOTARY PUBLIC
My commission expires: 7-18-2028

EXHIBIT 1

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 041485

1. Decedent's Legal Name: MATTHEW ALLEN CARNEY		2. Sex: MALE	3. Date of Death: 07/04/2024
2. Time of Death (Hours): 17:53	2a. Age: 42	6. Date of Birth: 11/21/1981	7. Birthplace: ATLANTIC, IA
4a. Place of Death: INPATIENT			
4b. Facility Name: VANDERBILT UNIVERSITY MEDICAL CENTER		4c. City or Town: NASHVILLE	4d. County of Death: DAVIDSON
5. Marital Status: MARRIED	5a. Surviving Spouse (name prior to first marriage): MOLLY ELIZABETH VICE	11a. Decedent's Usual Occupation: BUSINESS OWNER	11b. Kind of Business/Industry: RESTAURANT
12. Social Security Number: 5065	12a. Residence-State or Foreign Country: TENNESSEE	12b. County: DAVIDSON	12c. City or Town: NASHVILLE
12e. Street and Number: 1009 BATTLEFIELD DRIVE		12f. Inside City Limits? YES	12g. Zip Code: 37204
13. Decedent's Education: ASSOCIATE DEGREE	14. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO	15. Decedent's Race: WHITE	14. Was Decedent ever in US Armed Forces? NO
16. Father's Name: CLIFFORD LEWIS CARNEY		19. Mother's Name Prior to First Marriage: DEBRA DAWN TAYLOR	
20a. Informant's Name: MOLLY VICE	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 1009 BATTLEFIELD DRIVE, NASHVILLE, TN 37204	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: MUSIC CITY CREMATORY SERVICE	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /s/ CAROL AUSTIN	22b. License Number: 5229	22c. Signature of Embalmer: ▶ /s/ MELISSA MARIE WILLIS	22d. License Number: 20160
23a. Name and Address of Funeral Home: AUSTIN FUNERAL AND CREMATION SERVICES, LLC, 5115 MARYLAND WAY, BRENTWOOD, TN 37027			23b. License Number: 1191
24. Registrar's Signature: ▶ /s/ EDWARD G BISHOP III		25. Date Filed: 07/08/2024	

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: ▶ /s/ SCOTT COLLIER	27b. License Number: 60347	27c. Date Signed: 07/08/2024
27d. Name and Address: SCOTT COLLIER 850 R.S. GASS BLVD, NASHVILLE, TN 37216		

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. PENDING	
	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?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: PENDING INVESTIGATION	31. Did Tobacco Use Contribute to Death?	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-1656E

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: Jul-10-2024

01638742

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202506160046645

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/14/25 (date of document).

Affiant Signature

6/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON