PREPARED BY:

Title Escrow of Robertson County, Inc.

215 Highway 76

White House TN 37188

Karen Johnson Davidson County
Batch# 1300421 AFFIDAVITH
07/21/2025 02:21:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250721-0057386

AFFIDAVIT OF HEIRSHIP
of Carrie Shaeffer

We, D. Lynn Shaeffer, Derek K. Shaeffer and Ian P. Shaeffer, herein referred to as Affiants, being first duly sworn, makes oath as follows:

1. That Affiants presently reside at the following addresses:

   D. Lynn Shaeffer - 3309 Streamside Circle, Apt. 310, Pleasanton, CA 94588

   Derek K. Shaeffer - 539 Edgecliff Way, Redwood City, CA 94062

   Ian P. Shaeffer - 16890 Fillmer Ave., Los Gatos, CA 95030

2. That Affiant, D Lynn Shaeffer is the husband of Carrie Shaeffer, and the Affiants, Derek K. Shaeffer and Ian P. Shaeffer are the sons of Carrie Shaeffer and have personal knowledge of the Decedent and her family

3. That Affiants, D. Lynn Shaeffer, Derek K. Shaeffer and Ian P. Shaeffer, knew that at the time of death of said Decedent, Carrie Shaeffer owned an interest in the real estate in Davidson County, Tennessee known as 1211 Grandview Drive, Nashville, TN 37215, as described on Exhibit A attached hereto and a part hereof.

4. That Decedent died intestate on February 22, 2025, and was at the time a resident of Alameda County, California.

5. That Decedent was married to D. Lynn Shaeffer.

6. The decedent only had two children, Derek K. Shaeffer and Ian P. Shaeffer either by birth or adoption, in her lifetime and both survived her.

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

8. That the Affiants acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by decent and distribution.

FURTHER THE AFFIANT SAITH NOT.

D Lynn Shaeffer
AFFIANT D Lynn Shaeffer

SUBSCRIBED AND SWORN TO before me this 5th day of July, 2025.

GEORGE DE PENA
Notary Public - State of Florida
Commission # HH593235
Expires on September 15, 2028

George Depena
Notary Public
My Commission Expires: 09/15/2028

Notarized remotely online using communication technology via Proof.

In Witness Whereof and in testimony hereto I have signed my name:

D Lynn Shaeffer
D. Lynn Shaeffer

STATE OF Florida

COUNTY OF Broward

Florida GD

Before me, the undersigned, a Notary Public in and for the State of ~~Tennessee~~, personally appeared the within named D. Lynn Shaeffer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at Broward, FLORIDA, this the 5th day of July, 2025.

George Depena
Notary Public
My Commission Expires: 09/15/2028

GEORGE DE PENA
Notary Public - State of Florida
Commission # HH593235
Expires on September 15, 2028

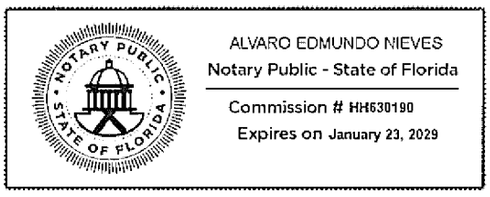
Notarized remotely online using communication technology via Proof.

FURTHER THE AFFIANT SAITH NOT.

Derek K. Shaeffer

AFFIANT Derek K. Shaeffer

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2025.



ALVARO EDMUNDO NIEVES

Notary Public

My Commission Expires: 01/23/2029

Notarized remotely online using communication technology via Proof.

Derek K. Shaeffer

Derek K. Shaeffer

STATE OF Florida

COUNTY OF Polk

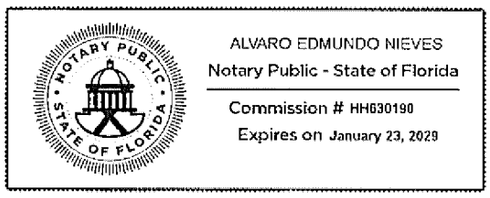
Before me, the undersigned, a Notary Public in and for the State of ~~Tennessee~~ AEN Florida, personally appeared the within named Derek K. Shaeffer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at Polk, Florida, this the ~~14th~~ day of July, 2025.

ALVARO EDMUNDO NIEVES

Notary Public

My Commission Expires: 01/23/2029



Notarized remotely online using communication technology via Proof.

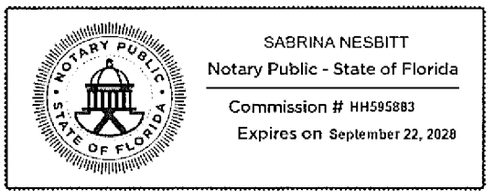
FURTHER THE AFFIANT SAITH NOT.

Ian P Shaeffer

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2025.

Produced Driver License as Identification



Sabrina Nesbitt
HH595883

Notary Public
My Commission Expires: 09/22/2028

Notarized remotely online using communication technology via Proof.

Ian P Shaeffer

Ian P. Shaeffer

STATE OF Florida

COUNTY OF Pasco County FL

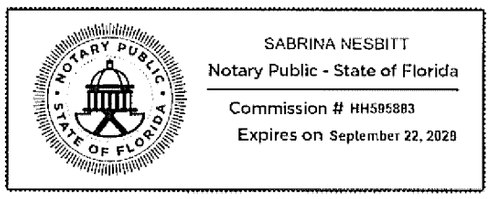
Before me, the undersigned, a Notary Public in and for the State of SW Florida, personally appeared the within named Ian P. Shaeffer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal at Pasco County, Florida, this the 14th day of July, 2025.

Produced Driver license as Identification

Sabrina Nesbitt
HH595883

Notary Public
My Commission Expires: 09/22/2028



Notarized remotely online using communication technology via Proof.

EXHIBIT A
Property Description

Land in Davidson County, Tennessee being Lot No. 3, of Block "N", on the Map of Maplehurst Subdivision, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly side of Grandview Drive and runs back between parallel lines, 200 feet to the northerly line of Excella Place, on which is measures 60 feet.

Exhibit A cont.

Div 1969

Division of TennCare

2025
RFR PROCESSING UNIT
310 GREAT CIRCLE RD , 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: [illegible]

June 5, 2025

Gary W. Temple
4211 Gallatin Pike
Nashville, TN 37216

RE: Neergaard, Jon Date of Death: 8/23/2024 SSN: xxx-xx-5762
Our File Number: 159392

Gary W. Temple:

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

Under 3224

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on 7/14/25 (date of document).

Signature

07/21/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21st day of July 2025.

Notary Public
My Commission Expires: _____

