Karen Johnson Davidson County
Batch# 1314866 AFFIDAVIT
08/26/2025 01:55:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250826-0068300

Recordation Requested By/Return to:
STATES TITLE FTS AGENCY
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. WF-390711

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

AFFIDAVIT OF SURVIVING SPOUSE

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

Now on this 20 day of August, 2025, I, **Margaret R. Sheppard,** of lawful age, being duly sworn, state as follows:

On the 20 day of August 2025, this interest was conveyed by document to Martin L Sheppard and wife, Margaret R. Sheppard, with the right of survivorship, the following real property situated in DAVIDSON County, State of TENNESSEE, to wit:

Land in the 10th civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated August 15, 1980, as follows:

BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office for said County); thence with Gray's northeasterly property line, S 15 deg.E225 feet, (165 feet by field measure) more or less, to a point in BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office ror said county); thence with Gray's northeasterly property line, S 15 deg.E225 feet, (165 feet by field measure) more or less, to a point in the northerly line of the J. B. Jackson, Jr. the northerly line of the J. B. Jackson, Jr. property (Book 4846, page

467, said Register's Office); thence, with said line, S 88 deg. E property (Book 4846, page 467, said Register's office); thence, with said line, s 88 deg. E 322.5 feet to a point; thence N 7 deg E 30 feet, more or less, to the southerly margin of 322.5 feet to a point; thence N 7 deg E 30feet, more or less, to the southerly margin of Shaw Road; thence, with said margin, Shaw Road; thence, with said margin, westwardly 400 feet, more or less, to the point of beginning. westwardly 4 00 feet, more or less, to the point of beginning.

APN: 024-00-0-028-00
More commonly known as: 2003 SHAW ROAD, GOODLETTSVILLE, TN 37072-9468
This instrument was prepared without the benefit of a title examination.

Which document was recorded in the records of the County Clerk of **Davidson** County, State of Tennessee, Book 8398 at Page 430. There is attached hereto a certified copy of the Death Certificate of **Martin L Sheppard** deceased, issued by the Department of Health for the State of Tennessee, showing that the deceased Spouse died on the 08/04/2024.

Affiant further states that he/she is the surviving spouse in the described property, and that the decedent named in the certificate of death is one and the same person named in the deed recorded as above set forth.

Affiant further states that on the date of deceased joint tenant's death the two were married to each other and that affiant is the surviving spouse.

And further affiant saith not.

Margaret K Sheppard

Margaret R. Sheppard

Subscribed and sworn to before me this 20 day of August, 2025, by **Margaret R. Sheppard.**

Susie J Ingram

Notary Public

My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

RECORDING REQUESTED BY:
Doma Insurance Agency, LLC
700 Highlander Blvd., Suite 450
Arlington, TX 76015

AND WHEN RECORDED MAIL DOCUMENT TO:
MARGARET R SHEPPARD,
2003 SHAW RD
GOODLETTSVILLE, TN 37072-9468

Space Above This Line for Recorder's Use Only

APN: 024-00-0-028-00 File No.: WF-390711

Property Address: 2003 SHAW Road, Goodlettsville, TN 37072-9468

AFFIDAVIT – DEATH OF JOINT TENANT

State of Tennessee }
} ss:
County of Davidson }

MARGARET R SHEPPARD, ("Declarant") is of legal age, being first and duly sworn, deposes and states under penalty of perjury under the laws of the State of Tennessee that:

1. Martin L. Sheppard ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on 842004 at 2002 Shaw Road, Goodlettsville, TN 37072.

2. Declarant and Decedent are the same persons as Martin L. Sheppard and Margaret R. Sheppard who are named as the grantees ("Grantees") in that certain Deed dated July 6, 1991, executed by Bruce Dewayne Gaylord and Anna Mary Gaylord, in favor of Grantees vesting title as joint tenants and which document was recorded on September 11, 1991 as Recorder's Series No. 45845, of Official Records of Davidson County, State of Tennessee, covering the following described real property situated in the County of Davidson, State of TN (the "Real Property"):

See Exhibit A
Land in the 10th civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated August 15, 1980, as follows:
BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office for said County); thence with Gray's northeasterly property line, S 15 deg.E225 feet, (165 feet by field measure) more or less, to a point in BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office ror said county); thence with Gray's northeasterly property line, S 15 deg.E225 feet, (165 feet by field measure) more or less, to a point in the northerly line of the J. B. Jackson, Jr. the northerly line of the J. B. Jackson, Jr. property (Book 4846, page 467, said Register's Office); thence, with said line, S 88 deg. E property (Book 4846, page 467, said Register's office); thence, with said line, s 88 deg. E 322.5 feet to a point; thence N 7 deg E 30 feet, more or less, to the southerly margin of 322.5 feet to a point; thence N 7 deg E 30feet, more or less, to the southerly margin of Shaw Road; thence, with said margin, Shaw Road; thence, with said margin, westwardly 400 feet, more or less, to the point of beginning. westwardly 4 00 feet, more or less, to the point of beginning.

Dated: 8/7/2025

DECLARANT:

Margaret R Sheppard

MARGARET R SHEPPARD

State of Tennessee)
) ss.
County of Davidson)

Personally appeared before me, Margaret R Sheppard, _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the (identification of the agency position of the natural person executing the instrument, such as "attorney-in-fact" or "president" or "general partner") of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, This 20 day of August, 2025.

My commission expires: 11/2/2026

Susie J Ingram

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Exhibit A

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated August 15, 1980, as follows:
Land in the 10th civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated August 15, 1980, as follows:
BEGINNING at a point on the southerly margin of Shaw Road and being the northeasterly corner of the Jasper H. Gray property (Book 3278, page 136, Register's Office for said County); thence with Gray's northeasterly property line, S 15 deg.E225 feet, (165 feet by field measure) more or less, to a point in
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STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 048085

1. Decedent's Legal Name: MARTIN LEO SHEPPARD			2. Sex: MALE	3. Date of Death: 08/04/2024
4. Time of Death (Approx.): 10:59 AM	5a. Age: 66	6. Date of Birth: 08/30/1957	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 2003 SHAW ROAD		8c. City or Town: GOODLETTSVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): MARGARET REGINA MORRIS	11a. Decedent's Usual Occupation: MACHINEST		11b. Kind of Business/Industry: INDUSTRIAL
12. Social Security Number: 3872	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: GOODLETTSVILLE
13d. Street and Number: 2003 SHAW ROAD		13e. Inside City Limits?: YES	13f. Zip Code: 37072	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: MARTIN LEO SINGER		19. Mother's Name Prior to First Marriage: JOYCE WHITFIELD SHEPPARD		
20a. Informant's Name: MARGARET REGINA SHEPPARD	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 2003 SHAW ROAD, GOODLETTSVILLE, TN 37072		
21a. Method of Disposition: CREMATION		21b. Place of Disposition: MUSIC CITY CREMATORY SERVICES	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /s/ TARYN JEAN CLOSEN		22b. License Number: 20819	22c. Signature of Embalmer: ▶	22d. License Number
23a. Name and Address of Funeral Home: SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216				23b. License Number: 1046
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 08/07/2024	

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: ▶ /e/ JENNIFER LOWE ELLIS	27b. License Number: 028060	27c. Date Signed: 08/07/2024

27d. Name and Address: JENNIFER LOWE ELLIS 1539 ASHLAND CITY RD SUITE C, CLARKSVILLE, TN 37040

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)	a. CIRRHOSIS OF THE LIVER	UNKNOWN
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	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: RHEUMATOID ARTHRITIS, HISTORY OF CONGESTIVE HEART FAILURE, HISTORY OF ALCOHOL AND TOBACCO ABUSE

29a. Was an Autopsy Performed?: NO

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

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: PROBABLY	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-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: Aug-08-2024

016515184

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202508260068300

Tennessee Certification of Electronic Document

I, Mikayla Morgan, 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 August 20 2025 (date of document).

Mikayla Morgan, Affiant

August 26 2025
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 26 day of August 26, 2025.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL