Karen Johnson Davidson County
Batch# 1318831 AFFIDAVITH
09/05/2025 08:19:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250905-0070917

THIS INSTRUMENT
PREPARED BY:
John D. Peppers
235 3rd Avenue N.
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Now comes Mary Johnnie Fletcher and Linda Fletcher, having been first duly sworn and on their oath do depose and state that they are of lawful age and all information being based upon personal knowledge, further deposes and states:

1. That Affiants reside at the following addresses:

Mary Johnnie Fletcher	1214 Jackson Street, Nashville, TN 37208
Linda Fletcher	2001 26th Avenue North, Nashville, TN 37208

2. That Affiants have personal knowledge of the family of the Decedent, Carrie Mae Lee by reason of the following:

   Mary Johnnie Fletcher was married to the Decedent's sibling until his passing and has been a friend of the Decedent's family for seventy-four **(74)** years.

   Linda Fletcher is the niece of the Decedent's and has been around the family for sixty-three **(63)** years.

3. That the Decedent died on February 6, 2025, and at the time of her death, she had an interest in the property known as 409 Bennett Place, Nashville, TN 37207. See attached **Exhibit A** for her proof of death.

4. The Decedent died **intestate.**

5. That at the time of the Decedent's death, held a WIDOWED marital status.

6. That the Decedent left behind the following children: Micheal Lee, Carolyn Lee, Patricia Lee-Ball, and Melvin Lee.

7. That the following persons constitute the only heirs at law of the Decedent, at the time of Decedent's death:

Name	Relationship to Decedent
Micheal Lee	Son
Carolyn Lee	Daughter
Patricia Lee-Ball	Daughter
Melvin Lee	Son

8. That upon the Decedent's death, no one other than the heirs listed in this Affidavit had an interest in the Decedent's property located at 409 Bennett Place, Nashville, TN 37207.

9. That the Decedent's estates were not subject to a claim from TennCare. See attached **Exhibit B**
   a. *Note: the statute of limitations is four years from the date of passing and also does not apply to Non-TN individuals.*

10. No Probate Proceeding was ever opened for the Decedent's estate.

11. The property known as 409 Bennett Place, Nashville, TN 37207 is legally described as follows: **See Attached Exhibit C for a copy of the Deed.**

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class "E" felony.

Further affiant sayeth not.

SPACE LEFT INTENTIONALLY BLANK
SIGNATURES ON FOLLOWING PAGES

Mary Johnnie Fletcher

AFFIANT #1 Mary Johnnie Fletcher

Date: March 1, 2025

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mary Johnnie Fletcher, 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.

WITNESS my hand and official seal at office, this 1st day of March, **2025.**

Notary Public

My commission expires: 7-07-2025

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Linda Fletcher Date: 3/1/25

AFFIANT #2 Linda Fletcher

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Linda Fletcher, 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.

WITNESS my hand and official seal at office, this 1st day of March, **2025.**

Notary Public

My commission expires: 7-07-2025

EDWARD C. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 009329

1. Decedent's Legal Name			2. Sex	3. Date of Death
CARRIE MAE LEE			FEMALE	02/06/2025
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
01:58	98	03/16/1926	NASHVILLE, TN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
THE RESIDENCE/ALIVE HOSPICE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse** (name prior to first marriage)	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
WIDOWED		COOK	RESTAURANT	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
411--	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
409 BENNETT PL		YES	37207	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
9TH - 12TH GRADE, NO DIPLOMA	NO, NOT SPANISH/HISPANIC/LATINO	BLACK OR AFRICAN AMERICAN		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
MINOUS FLETCHER		ESTELLA CARR		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
CAROLYN LEE	DAUGHTER	409 BENNETT PL, NASHVILLE, TN 37207		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	MIDDLE TENNESSEE STATE VETERANS CEMETERY	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ EDWARD C HATCH	4300	▶ /e/ DONNA MARIE ROGERS	4187	
23a. Name and Address of Funeral Home			**23b. License Number**	
GARDNER MEMORIAL CHAPEL, INC., 2302 BUCHANAN ST, NASHVILLE, TN 37208-1914			1036	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		02/13/2025		

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/ MARY-ELLEN EDMISTON	5916	02/11/2025

27d. Name and Address
MARY-ELLEN EDMISTON 1718 PATTERSON STREET, NASHVILLE, TN 37203

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. ACUTE ON CHRONIC RESPIRATORY FAILURE	DAYS
	b. ACUTE ON CHRONIC DIASTOLIC CONGESTIVE HEART FAILURE	DAYS
	c. ATRIAL FIBRILLATION	UNKNOWN
	d. HYPERTENSION	UNKNOWN

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	NO	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: Feb-18-2025

0 1 6 8 9 4 9 7 2

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202509050070917

TN Division of TennCare

EXHIBIT B

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

February 27, 2025

John D. Peppers
235 3rd Ave N
Franklin, TN 37064

RE: Lee, Carrie Mae Date of Death: 2/6/2025 SSN: xxx-xx-8952
Our File Number: 151098

John D. Peppers:

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

This form furnished by Sumner County Title Co.

FORM NO. WD-1

EXHIBIT C

STATE OF TENNESSEE }
COUNTY OF Sumner }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1972

Notary Public

MY COMMISSION EXPIRES: November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harlan Martin, Attorney at Law; P. O. Box 676, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Odis Lee (NAME)	Guaranty Mortgage Company (NAME)	12D 91270
409 Bennett Place (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jones Homes, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Odis Lee and wife, Carrie Lee, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 125 on the Revised Plan of Resubdivision of Lots 123, 124 & 125 of Trinity Hills Village, Section III, First Addition, as of record in Book 4460, page 14, Register's Office for Davidson County, Tennessee, and as revised in Book 4300, page 168, said Register's Office, to which plat reference is here made for a more particular description.

Being a portion of the property conveyed to Jones Homes, Inc., by deed from Trinity Hills Village, Inc., dated June 7, 1971 and filed for record in Book 4509, page 255, said REgister's Office.

This conveyance is made subject to restrictions of record in Book 4509, page 480, Register's Office for Davidson County, Tennessee, and to set-back lines and easements of record.

This is ( ) unimproved (X) improved property, known as 409 Bennett Place, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of October, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JONES HOMES, INC.

By: Vice President

STATE OF TENNESSEE
County of _____

EXHIBIT C (CONT.)

BOOK 4645 PAGE 868

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the ~~bargainor~~, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared John H. Pulley, Jr. and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Vice President and _____ ~~respectively of~~ the Jones Homes, Inc., the within named bargainor, a corporation, and that (he) (they) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John H. Pulley, Jr., as such Vice President, and ~~attesting the same by the said~~ as such _____

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 10th day of October, 19 72

My commission expires November 13, 1974

Elizabeth N. Thomson
Notary Public

RETURN TO HARLAN MARTIN
BOX 1 HENDERSONVILLE, TENN.

B 7 9 7 2 4

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

WARRANTY DEED

FROM JONES HOMES, INC.

TO ODIS LEE AND WIFE, CARRIE LEE

IDENTIF. REFERENCE

OCT 12 8 59 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 12 72	CONV	17,500.00			
OCT 12 72	S'TAX		A*	45.50	
OCT 12 72	PB'FEE		A*	.50	
OCT 12 72	W'DEED		A*	4.00	* 50.00

202509050070917

True Copy Certification

I, Brian Hurst, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on March 1, 2025.

Signature

September 4, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Brian Hurst, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

September 4, 2025
Date

My Commission Expires: 12/11/2028

