Karen Johnson
Batch # 1321678
09/15/2025 09:15:02 AM
Fees: $32.00 Taxes: $0.00
Davidson County
AFFIDAVITH
6 pgs
20250915-0073223

This Instrument Was Prepared By:
Donnavon Vasek
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, Tennessee 37087
(615) 549-8909

Map & Parcel Numbers:
Map: 121 Parcel: 74

AFFIDAVIT OF HEIRSHIP

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND VASEK & ROBBINS, PLLC, ATTORNEYS AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

STATE OF ILLINOIS
COUNTY OF Knox

COME NOW, Barb Weaver and Becky Collins, after first being duly sworn, or affirmed, and on their oath do hereby depose and state that they are of lawful age and all information given herein being based upon their knowledge, and they further depose and state the following information to the best of their knowledge concerning an individual, **Richard Lee Howard, Deceased**, and certain real property located at 251 Buck Run Drive, Nashville, Tennessee 37214.

Such information as follows:

1. The Affiants have the following addresses:

Barb Weaver
391 Knollcrest Drive
Galesburg, IL 61401

Becky Collins
1891 Sunset Drive
Galesburg, IL 61401

2. The Affiants have knowledge of the family of Richard Lee Howard, Decedent, by way of being friends of Decedent.

3. Barb Weaver had known Richard Lee Howard for approximately fifty (50) years. Mr. Howard was married briefly but not married at the time of his passing and did not have any children. Mr. Howard's parents predeceased him. Mr. Howard's remaining family members are

his siblings: Kathleen Shipley, Lorraine S. Deets, and Linda A. Boone, Michael L. Howard, and Lisa M. Howard.

4. Becky Collins had known Richard Lee Howard since 1970. They were neighbors a block away from each other. Mr. Howard did not have any children and his only surviving family members were his siblings: Kathleen Shipley, Lorraine S. Deets, and Linda A. Boone, Michael L., Howard, and Lisa M. Howard.

5. That Richard Lee Howard, Decedent, passed away on April 19, 2025, at the age of sixty (60) and at the time of his death, he is believed to have owned the property known as 251 Buck Run Drive, Nashville, Tennessee 37214.

6. The Decedent died intestate, without leaving a Last Will and Testament.

7. That at the time of his death, the Decedent was not married and did not have any children.

8. That Richard Lee Howard, Decedent, passed away, having five (5) living siblings: Kathleen Shipley, Lorraine S. Deets, and Linda A. Boone, Michael L., Howard, and Lisa M. Howard and his parents having predeceased him.

9. That the following persons, all being over the age of eighteen (18), constitute the only known potential heirs at law of the Decedent at the time of his death:

Name:	Relationship to Decedent:	Current Address:
Kathleen Shipley	Sister	476 N. Pleasant Avenue Galesburg, Illinois 61401
Lorraine S. Deets	Sister	209 Illini Drive Galesburg, IL 61401
Linda A. Boone	Sister	1410 W. Brentwood Drive Dunlap, IL 61525
Michael L. Howard	Brother	927 Lawrence Avenue Galesburg, IL 61401
Lisa M. Howard	Sister	711 E. North Street Knoxville, IL 61448

10. The property which is the subject of this Affidavit is located at 251 Buck Run Drive, Nashville, Tennessee 37214, and is legally described as follows:

Land in Davidson County, Tennessee being Unit No. 38 in Woodland Point, Phase 9, a Private

Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from James R. Carbine, Trustee of record as Instrument Number 20030311-0031670, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Ole South Properties, Inc. to Richard L. Howard, unmarried as Instrument Number 20030904-0128907, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020725-00895575, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, Register's Office for Davidson County, Tennessee.

Subject to Easements/Agreement of record in Book 8332, page 982, Instrument Number 20000612-0058346, Instrument Number 20000419-0039023, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.

Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

11. That a release from the Bureau of TennCare has been obtained and is attached to this affidavit as ***Exhibit A*** and is incorporated herein by reference.

Further, the Affiants saith not.

Becky Collins

Becky Collins

Subscribed and sworn to before me
this 2 day of September, 2025.

Barbara M. Mackey
NOTARY PUBLIC
My Commission Expires: 5-23-2026

OFFICIAL SEAL
BARBARA M. MACKEY
Notary Public - State of Illinois
My Commission Expires 05/23/2026

Further, the Affiants saith not.

Barb Weaver

Barb Weaver

Subscribed and sworn to before me
this 2 day of September, 2025.

Barbara M. Mackey
NOTARY PUBLIC
My Commission Expires: 5-23-2026

OFFICIAL SEAL
BARBARA M. MACKEY
Notary Public - State of Illinois
My Commission Expires 06/23/2026

TN Division of TennCare

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

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September 9, 2025

Donnavon Vasek
103 West Main St.
Lebanon, TN 37087

RE: Howard, Richard Lee Date of Death: 4/19/2025 SSN: xxx-xx-9085
Our File Number: 167681

Donnavon Vasek:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. 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