****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Ellen Victoria Gregory 2630 Lakeland Drive Nashville, TN 37214	Same.	095 12 0 117.00

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

Karen Johnson
Batch # 1330403
10/06/2025 08 35 04 AM
Fees $27 00 Taxes $0 00

Davidson County
AFFIDAVITH
5 pgs

20251006-0079308

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, **TERRI TAYLOR**, being first duly sworn according to law, and being of lawful age and a resident of the State of Tennessee for the past six months, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Leslie C. Gregory Jr. and wife, Kathleen K. Gregory owned 2630 Lakeland Drive, Nashville, Tennessee 37214, as tenants by the entirety.

2. On October 9, 2019, Leslie C. Gregory Jr. and wife, Kathleen K. Gregory executed a Quit Claim Deed to their daughter, Ellen Victoria Gregory, reserving a Life Estate. Said Quit Claim Deed was registered on October 11, 2019, Document Number 20191011-0104677.

3 After the Quit Claim Deed was registered with the Davidson County Register of Deeds' Office, the Gregorys noticed two (2) errors on the Quit Claim Deed. One was that Mr. Gregory's middle initial was inadvertently omitted. The other was the address of the new owner, Ellen Victoria (Vicky) Gregory.

4. Leslie C. Gregory died on January 21, 2022. See the attached Death Certificate.

5. Kathleen K. Gregory died on May 6, 2025. See the attached Death Certificate.

6. This Affidavit will confirm the vesting of the ownership interest of Leslie C. Gregory and Kathleen K. Gregory in the real property located at 2630 Lakeland Drive, Nashville, Tennessee 37214, in the remainderman, Ellen Victoria Gregory. Said property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Martinwood Heights, as of record in Book 2133, Page 63, Register's Office for said County.
>
> Said Lot 38 fronts 81 feet on the northerly side of Lakeland Drive and runs back 262.1 feet on the easterly line, and 261.7 feet on the westerly line, to a dead line, measuring 81 feet thereon.
>
> Being part of the property conveyed to C.J. Sain and wife, Celestine F. Sain, by deed from Houston T. Ezell and wife, of record in Book 2274, Page 187, said Register's Office.
>
> Said property is conveyed subject to restrictive covenants of record in Book 2153, Page 577, said Register's Office.
>
> Being the same property conveyed to Leslie C. Gregory and wife, Kathleen K. Gregory, by virtue of a Warranty Deed dated October 18, 1954, in Book 2303, Page 447, Register's Office for the County of Davidson, State of Tennessee.
>
> Being the same property conveyed to Victoria Ellen Gregory, reserving unto themselves a life estate, on October 9, 2019, and registered on October 11, 2019, Document Number 20191011-0104677.
>
> Scrivener's Affidavit of record in Register's Office for Davidson County, Tennessee, as Instrument No. 20191216-0129633: (Reference to Quit Claim Deed with Life Estate Affidavit of Heirship of Record in Instrument No. 20191011-0104677 Register's Office for Davidson County, Tennessee.)
>
> This conveyance is subject to restrictions, easements and setback lines applicable to said property.

FURTHER AFFIANT SAYETH NAUGHT.

TERRI TAYLOR, ***Affiant***

Sworn to and subscribed before me this **2nd** day of **October 2025**.

SHERRIE DOWELL, ***Notary Public***

My commission expires: **09/18/29**

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2025

1 Decedent's Legal Name: KATHLEEN K GREGORY				2. Sex: FEMALE	3 Date of Death: 05/06/2025
4 Time of Death (Approx.): 03 30 PM	5a. Age: 91	6 Date of Birth: 07/21/1933	7. Birthplace: SUMNER COUNTY TN		
8a Place of Death: DECEDENT'S HOME					
8b Facility Name: 2630 LAKELAND DR		8c City or Town: NASHVILLE		8d. County of Death: DAVIDSON	
9 Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)		11a. Decedent's Usual Occupation: TELECOMMUNICATIONS	11b. Kind of Business/Industry: NORTHERN TELECOM	
12 Social Security Number: -1686	13a Residence-State or Foreign Country: TENNESSEE		13b County: DAVIDSON	13c. City or Town: NASHVILLE	
13d Street and Number: 2630 LAKELAND DR		13e Inside City Limits?: YES	13f Zip Code: 37214	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: WILLIAM LEROY KIRKPATRICK			19 Mother's Name Prior to First Marriage: MARY ELLEN DAVY		
20a Informant's Name: ELLEN VICTORIA GREGORY	20b. Relationship to Decedent: DAUGHTER		20c Mailing Address: 2630 LAKELAND DR, NASHVILLE, TN 37214		
21a Method of Disposition: BURIAL	21b Place of Disposition: WOODLAWN MEMORIAL PARK			21c. Location: NASHVILLE, TN	
22a Signature of Funeral Director: ▶ /e/ KENNETH HODGES		22b. License Number: 3691	22c Signature of Embalmer: ▶ /e/		22d License Number:
23a. Name and Address of Funeral Home: HIBBETT AND HAILEY FUNERAL HOME, 429 DONELSON PIKE, NASHVILLE, TN 37214-3556					23b. License Number: 942
24. Registrar's Signature: ▶			25. Date Filed		

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/ MARY-ELLEN EDMISTON	27b. License Number: 5916	27c. Date Signed:
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 imbated the events resulting in death) **LAST**	a	
	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	31 Did Tobacco Use Contribute to Death?	32. If Female:		
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

This document is not a certified copy.

Pursuant to TENN CODE ANN § 56-7-206, this document may only be used for the purposes of establishing proof of death as it relates to a life insurance policy with a value of fifteen thousand dollars ($15,000.00) or less.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 004637

1. Decedent's Legal Name: LESLIE CARR GREGORY JR		2. Sex: MALE	3. Date of Death: 01/21/2022
4. Time of Death (Approx.): 07 15 AM	5a. Age: 89	6. Date of Birth: 10/22/1932	7. Birthplace: NASHVILLE TN
8a. Place of Death: NURSING HOME/LONG TERM CARE			
8b. Facility Name: MCKENDREE VILLAGE	8c. City or Town: HERMITAGE	8d. County of Death: DAVIDSON	
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): KATHLEEN KIRKPATRICK	11a. Decedent's Usual Occupation: ROUTE SALESMAN	11b. Kind of Business/Industry: FOOD SALES
Security Number: I-4733	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 2630 LAKELAND DRIVE	13e. Inside City Limits?: YES	13f. Zip Code: 37214	14. Was Decedent ever in US Armed Forces?: YES
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: LESLIE CARR GREGORY SR	19. Mother's Name Prior to First Marriage: MALLIE STEELE		
20a. Informant's Name: KATHLEEN GREGORY	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 2630 LAKELAND DRIVE, NASHVILLE, TN 37214	
21a. Method of Disposition: BURIAL	21b. Place of Disposition: WOODLAWN MEMORIAL GARDENS	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ KENNETH HODGES	22b. License Number: 3691	22c. Signature of Embalmer: ▶ /e/ DONNA MARIE ROGERS	22d. License Number: 4187
23a. Name and Address of Funeral Home: HIBBETT AND HAILEY FUNERAL HOME, 429 DONELSON PIKE, NASHVILLE, TN 37214-3556			23b. License Number: 942
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 01/25/2022	

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/ JEAN RAINES LESSLY	27b. License Number: 035619	27c. Date Signed: 01/25/2022

27d. Name and Address: JEAN RAINES LESSLY 441 DONELSON PIKE SUITE 400, NASHVILLE, TN 37214

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 COVID-19	
	b ADULT FAILURE TO THRIVE	
	c ALZHEIMERS DEMENTIA	
	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?: NO

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

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	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 30112

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Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 3 9 3 0 1 1 7
Date Issued: Jan-28-2022

CERTIFICATION OF VITAL RECORD