THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Davidson
MARTIN HELLER POTEMPA & SHEPPARD, PLLC 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 FELICIA LOPEZ NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/04/2027 DAVIDSON COUNTY An independent title search was not conducted in the preparation of this Affidavit All information was provided by the Affiant.	The actual consideration for this transfer is: $0.00. Heather Ryssman **AFFIANT** Subscribed and sworn to before me, this 20 day of November 2025. Felicia Lopez **NOTARY PUBLIC** My Commission Expires: 10/4/27

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenifer Taylor 307 Michael Drive Nashville, TN 37214	New Owner	095 08 0 150.00

Karen Johnson Davidson County
Batch # 1350790 AFFIDAVITH
11/25/2025 02:06:40 PM 4 pgs
Fees $22.00 Taxes $0.00
20251125-0094153

AFFIDAVIT OF HEIRSHIP

1. My name is **Heather Ryssman** ("Affiant"). I currently reside in Montgomery County, State of Tennessee. I am an adult, and I am competent to give the testimony in this sworn Affidavit. My testimony herein is based upon my personal knowledge.

2. **Philena Lee Taylor** (hereinafter "Decedent") was my aunt, and I knew her for approximately forty-nine (49) years.

3. Decedent died on November 5, 2024, as a resident of Davidson County, Tennessee. Her Death Certificate is attached hereto as **Exhibit 1**. To my knowledge, she died without a Last Will and Testament. An estate has been opened for probate administration in the Seventh Circuit Court for Davidson County, Tennessee (Case No. 25P1248).

4. At the time of her passing, Decedent owned real property located at **307 Michael Drive, Nashville. Tennessee 37214** (the "Property"). The Property is more

fully and particularly described as follows:

> Being Lot No. 49 on the Plan of Woodberry Park, Subdivision, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the easterly margin of Michael Drive at the corner of Lots 48, 49, and 50; thence southwardly with the line between lots 49 and 50, 108 feet to a point in the north margin of David Drive; thence with the margin of the same, westwardly 121.5 feet to a point, the beginning of a curve; thence northwestwardly around said curve, 40.8 feet to a point in the east margin of Michael Drive; thence with the margin of the same, northwardly 116 feet to the beginning.
>
> Being part of the same property conveyed to A & C Homes, Inc., by deed from Andrew Ewingg, Trustee, of record in Book 2332, page 23, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Arthur E. Taylor and wife, Philena L. Taylor, by Warranty Deed from A & C Homes, Inc., of record in Book 2392, Page 509, said register's office.

5. The Decedent was unmarried at the time of her death. Her husband, Arthur E. Taylor, predeceased her in death on February 15, 2006.

6. Decedent was not survived by any children.

7. The Decedent's son, James Robert Taylor, predeceased the Decedent on October 27, 1975. James Robert Taylor was survived by his only issue, his daughter, Jenifer Taylor.

8. Decedent was survived by only one grandchild, Jenifer Taylor.

9. Therefore, Decedent's interest in the Property vested in fee simple absolute in Jennifer Taylor, her sole heir-at-law, immediately upon her death, pursuant to T.C.A. § 31-2-103. As of the filing of this Affidavit, ownership of the Property remains vested in fee simple in the name of Jenifer Taylor.

FURTHER AFFIANT SAYETH NOT.

SWORN this 20 day of November 2025.

Heather Ryssman
Heather Ryssman, Affiant

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather Ryssman**, the within named Affiant, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 20 day of November 2025.

Felicia Lopez
NOTARY PUBLIC
My commission expires: 10/4/2027



STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

EXHIBIT 1

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 068733

1 Decedent's Legal Name: PHILENA L TAYLOR		2 Sex: FEMALE	3 Date of Death: 11/05/2024
4 Time of Death: 07:30 PM	5a Age: 92	6 Date of Birth: 07/13/1932	7 Birthplace: NASHVILLE TN
8a Place of Death: NURSING HOME/LONG TERM CARE			
8b Facility Name: TREVECCA CENTER FOR REHAB AND HEALING - NASHVILLE		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: TEACHER	11b Kind of Business/Industry: ELEMENTARY EDUCATION
12 Social Security Number: [redacted]	13a Residence State or Foreign Country: TENNESSEE	13b County: DAVIDSON	13c City or Town: DONELSON
13d Street and Number: 307 MICHAEL DRIVE		13e Inside City Limits? YES	13f Zip Code: 37214
14 Was Decedent ever in US Armed Forces? NO			
15 Decedent's Education: BACHELOR'S DEGREE	16 Decedent of Hispanic Origin? NO, NOT SPANISH HISPAN O/LATINO	17 Decedent's Race: WHITE	
18 Father's Name: ROBERT E LEE		19 Mother's Name Prior to First Marriage: ELANOR MARIE SCHUTT	
20a Informant's Name: FRANK E LEE	20b Relationship to Decedent: BROTHER	20c Mailing Address: 2704 WINDEMERE DRIVE, DONELSON, TN 37214	
21a Method of Disposition: BURIAL		21b Place of Disposition: HERMITAGE MEMORIAL GARDENS	21c Location: OLD HICKORY TN
22a Signature of Funeral Director: /s/ KENNETH HODGES	22b License Number: 3691	22c Signature of Embalmer: /s/ KELSEY LEANN POWERS	22d License Number: 6665
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: /s/ EDWARD G BISHOP III		25 Date Filed: 11/09/2024	

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	27b License Number	27c Date Signed
/s/ KYLE KAKAC	41240	11/08/2024

27d Name and Address: KYLE KAKAC 313 NORTH MAIN STREET ASHLAND CITY, TN 37015

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 [redacted]	2 MONTHS
	b	
	c	
UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST	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	31 Did Tobacco Use Contribute to Death?	32 If Female
NATURAL	UNKNOWN	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-1559E 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.

Date Issued Aug-28-2025

Edward G. Bishop III
State Registrar

John R. Dunn, DVM, PhD, EMBA-SL
Commissioner

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE