This Instrument Prepared by:
J. Michael Robbins, BPR# 32342
Vasck & Robbins, PLLC
103 West Main St.
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1368206 AFFIDAVITH
01/12/2026 10:30:30 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20260112-0002581

New Owner:
Cheryl Louise Weinrich
1506 Jones Drive
Fremont, Nebraska 68025

Send Tax Bills to:
New Owner

P/O Map/Parcel:
Ctrl Map: 052
Group: 03
Parcel: 112.00

AFFIDAVIT OF INHERITANCE
FOR REAL ESTATE

STATE OF NEBRASKA
COUNTY OF Dodge

The Affiant, **CHERYL LOUISE WEINRICH**, being duly sworn, deposes and states the following:

David Lee Faulkner, a resident of Madison, State of Tennessee, who died September 11, 2025, as evidenced by a copy of the death certificate attached hereto as **EXHIBIT A**, held an undivided, fee simple interest in certain real estate located in Davidson County, Tennessee, and the said property being more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 69.8 FEET OF LOT NO. 21 AND THE WESTERLY 69.8 OF THE NORTHERLY PART OF LOT 22, BLOCK A, ON THE PLAN OF HOME ACRES, NOT OF RECORD, AND DESCRIBED AS FOLLOWS;

BEGINNNING AT A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE AT THE COMMON CORNER OF LOTS 21 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 75 FEET TO THE CORNER OF LOTS 19, 20, 21, AND 22, AND CONTINUING SOUTHERLY WITH THE LINE BETWEEN LOTS 19 AND 22, 78 FEET TO A POINT WHICH IS 22 FEET NORTHWARDL Y FROM THE COMMON CORNER OF LOTS 18, 19, 22 AND 23; THENCE EASTWARDLY PARALLEL TO AND 22 FEET NORTH

OF THE LINE BETWEEN LOTS 22 AND 23; EASTWARDLY 69.8 FEET TO A POINT; THENCE NORTHWARDLY 153 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTWARDL Y 69.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LISA NOGA, PAUL NOGA HUSBAND, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM PAUL NOGA, RECORDED ON THE 21ST DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031121-0170034, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 778 Hospital Drive, Madison, Tennessee 37115.

Cheryl Louise Weinrich was devised the real estate described pursuant to the David Lee Faulkner's Last Will and Testament and the Order for Muniment of Title entered on December 18, 2025, by the Probate Court of Davidson County, Tennessee, Docket No 25P2278. Copies of the Order and Will are attached as collective **EXHIBIT B**.

A copy of the TennCare release for David Lee Faulkner is attached hereto as **EXHIBIT C**. There are no known debts which may become a lien against the above-described property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax, and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Further Affiant Sayeth Not.

Cheryl Louise Weinrich — Jan. 10, 2026

CHERYL LOUISE WEINRICH — DATE

STATE OF NEBRASKA
COUNTY OF Dodge

Sworn to and subscribed before me this 10 day of January 2026.

Nathan Miller
Notary Public

My commission expires: 11/04/29

GENERAL NOTARY - State of Nebraska
NATHAN D. MILLER
My Comm. Exp. November 4, 2029

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 058642

1. Decedent's Legal Name			2. Sex	3. Date of Death
DAVID LEE FAULKNER			MALE	09/11/2025
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
10:13 PM	66	04/12/1958	MEMPHIS, TN	
8a. Place of Death				
DECEDENT'S HOME				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
778 HOSPITAL DR		MADISON	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
DIVORCED		CONSTRUCTION ENGINEERING	TDOT	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
[redacted]	TENNESSEE	DAVIDSON	MADISON	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
778 HOSPITAL DR		YES	37115	YES
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
ASSOCIATE DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
HAROLD THOMAS FAULKNER		JOAN BEATRICE SIMPSON		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
CHERYL LOUISE WEINRICH	SISTER	1506 JONES DR, FREMONT, NE 68025		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
CREMATION	MUSIC CITY CREMATORY SERVICE	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /s/ MELINDA E CRAWFORD	5229	▶		
23a. Name and Address of Funeral Home			**23b. License Number**	
SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37218			1046	
24. Registrar's Signature		**25. Date Filed**		
▶ /s/ EDWARD G BISHOP III		09/19/2025		

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
▶ /s/ ANH THI MEADOWS	045572	09/19/2025

27d. Name and Address: ANH THI MEADOWS 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. CONGESTIVE HEART FAILURE.
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? 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	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

EXHIBIT A

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

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

Date Issued: Sep-22-2025

0 1 7 6 1 6 5 5 6

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202601120002581

This Instrument Prepared by: Andrew J. Triplett, Esq.
Cobb Law Group, LLC
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049

Last Will and Testament

OF
DAVID LEE FAULKNER

I, David Lee Faulkner, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this, my Last Will and Testament (hereinafter referred to as "Will"), hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I
Family

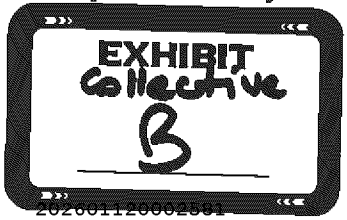
I am not married. I have one child whose name is Dawn Kimberly Persun.

ARTICLE II
Debts, Taxes, And Costs of Administration

I direct that all legally enforceable debts, (except debts secured by mortgages or other security instruments, which may be paid off or retained in the sole and reasonable discretion of my Executor), including funeral and testamentary expenses and expenses of my last illness, be paid as soon as may be convenient after my death. I further direct that all estate, inheritance and other taxes of the same nature (except any generation-skipping taxes imposed by the Internal Revenue Code or by any state) which are payable because of my death, including any interest or penalties thereon, with respect to the property comprising my estate for such tax purposes, whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely from liquid cash located in my checking account as an expense of administration and without apportionment, and with no right of reimbursement from any recipient or beneficiary of any such property.

My Executor is specifically authorized, in my Executor's sole and reasonable discretion, to apply the proceeds from any insurance policies on my life which are payable to my estate in

DLF:



paying debts, expenses of administration and taxes, notwithstanding the provisions of any state law to the contrary; provided, however, that this provision shall not be construed so as to make the proceeds of any insurance subject to debts, taxes or expenses, or to waive the exemption as provided in T.C.A. § 56-7-201, or successor provisions.

ARTICLE III
Executor/Executrix

I nominate and appoint Cheryl Louise Weinrich, of Fremont, Nebraska, as Executrix of my Estate. If Cheryl Louise Weinrich cannot or will not serve in this capacity, Julie Hartman shall act as Alternate Executrix of my Estate. My Executrix and Alternate Executor shall have all the powers enumerated in T.C.A. § 35-50-110, and the introductory paragraph and all subparagraphs thereof, which to the extent not inconsistent with the express provisions hereof are hereby incorporated by reference as fully as though copied herein verbatim. I direct that **no** bond shall be required of my said Executrix or any Alternate Executor for the faithful performance of their duties as such. I direct that my said Executrix or any Alternate Executor shall **not** be required to file any inventory or accounting of my Estate.

ARTICLE IV
Property Distributions

Except as otherwise provided in Article V of this Will, I hereby give, devise, and bequeath my real and personal property as outlined below.

All monies or proceeds from the sale of real or personal property after all expenses have been paid, shall be placed in a bank account solely for accounting purposes and then should be distributed by my Executor.

Real Property

I hereby give, devise and bequeath all of my real property that may have value that I have any interest in or may acquire to my sister, Cheryl Louise Weinrich, in fee simple.

Should the Executor need the following power, at the Executor's discretion, the Executor may administer any real estate as a part of my probate estate subject to the control of the Executor for purposes of administration, as authorized by Tennessee Code Annotated Section 31-2-103. So long as the executor serves, the Executor shall have the same power over the title to Real Property as an absolute owner would have, including but not limited to the power to sell, mortgage, lease

DLF: _____

or otherwise convey any interest in any real estate without the signature, consent or approval of any heir, legatee, beneficiary, court or other person, provided that in exercising such power the Executor shall be acting in a fiduciary, not an individual, capacity. It is my wish that the Executor may sell this property without first seeking permission of the Probate Court.

Personal Property

I hereby give, devise, and bequeath all of my personal property, stocks, bonds, investment accounts, money market accounts, savings accounts, checking accounts, and any other type of asset that has any monetary value or contains property that may have value that I have any interest in or may acquire to my sister, Cheryl Louise Weinrich.

ARTICLE V
Simultaneous Death

In the event any legatee, devisee or other beneficiary under this Will and I shall die simultaneously or under circumstances which make it difficult to determine which of us died first, I direct that such beneficiary shall be deemed to have predeceased me for the purposes of this Will, and I direct further that the provisions of this Will be construed upon that assumption, irrespective of any provision of law establishing a contrary presumption or requiring survivorship for a fixed period as a condition of taking property by inheritance.

ARTICLE VI
Residuary Estate

All other property NOT previously mentioned, whether the same be real, personal, or mixed, and wherever situated shall be distributed to my sister, Cheryl Louise Weinrich. The Executor shall do whatever is necessary for that transition of Residuary Estate. The Residuary Estate is subject to necessary payments as delineated in Article II of this Will.

(Signature Page to Follow)

DLF

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament on this the 1st day of July 2025.

DAVID LEE FAULKNER

State of Tennessee)
County of Sumner)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said State and County duly commissioned and qualified, David Lee Faulkner, with whom I am personally acquainted, and who acknowledged that David Lee Faulkner, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2025.

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

DLF:

Signed, sealed, published, and declared by the Testator, to be his Last Will and Testament in the presence of us, who, at his request and his sight and presence of each other, have subscribed our names as witnesses and do hereby attest to the sound and disposing mind of said Testator, and to the performance of the aforesaid acts of execution at the place and on the date herein set out.

WITNESS

131 Walton Ferry Rd, Ste. 11
Hendersonville, TN 37075
Address

WITNESS

131 Walton Ferry Rd, Suite 11
Hendersonville, TN 37075
Address

DLF

STATE OF TENNESSEE)
COUNTY OF SUMNER)

AFFIDAVIT OF WITNESSES

Andrew Triplett and Janelle Guillen do hereby affirm:

1st 1. That they are the witnesses to the Will of David Lee Faulkner, the Testator, dated July ____, 2025.

2. That the Testator indicated to the witnesses that the document the Testator was signing was a Will.

3. That this Will was signed by the Testator in their presence.

4. That they, at the request of Testator, and in the sight and presence of the Testator and in the sight and presence of each other, signed their names as witnesses to this Will as requested.

5. In their opinion, the Testator was over the age of eighteen years and appeared to be of sound mind and disposing memory.

Andrew Triplett
WITNESS

Janelle Guillen
WITNESS

Subscribed and sworn to before me by the persons whose signatures are affixed hereto this 1st day of July 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 05/19/2026

Abigail Grant
Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
THE ESTATE OF	)	
DAVID LEE FAULKNER,	)	**CASE NO. _____**
Deceased.	)	
	)	

ORDER ADMITTING WILL TO PROBATE FOR PURPOSES OF MUNIMENT OF TITLE

This matter came before the Court on a Petition for Muniment of Title. Based on an examination of the Petition and the sworn testimony of Petitioner, CHERYL LOUISE WEINRICH, the Court finds the following:

1. Decedent, DAVID LEE FAULKNER, was a resident of Davidson County, Tennessee.

2. Decedent passed on September 11, 2025, at the age of Sixty-Nine (69).

3. Decedent left a Last Will and Testament dated July 1, 2025, which was properly signed, declared, published, and attested. Petitioner has submitted the original Will as part of the Petition to Admit Will to Probate for Purpose of Muniment of Title in this matter.

4. Petitioner has applied to have the Will admitted solely for the purpose of muniment of title pursuant to T.C.A. § 32-2-111.

5. Decedent owned a purported fee simple interest in the following real property located at 778 Hospital Drive, Madison, Tennessee 37115 and further described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 69.8 FEET OF LOT NO. 21 AND THE WESTERLY 69.8 OF THE NORTHERLY PART OF LOT 22, BLOCK A, ON THE PLAN OF HOME ACRES, NOT OF RECORD, AND DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE AT THE COMMON CORNER OF LOTS 21 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 75 FEET TO THE CORNER OF LOTS 19, 20, 21, AND 22, AND CONTINUING SOUTHERLY WITH THE LINE BETWEEN

LOTS 19 AND 22, 78 FEET TO A POINT WHICH IS 22 FEET NORTHWARDLY FROM THE COMMON CORNER OF LOTS 18, 19, 22 AND 23; THENCE EASTWARDLY PARALLEL TO AND 22 FEET NORTH OF THE LINE BETWEEN LOTS 22 AND 23; EASTWARDLY 69.8 FEET TO A POINT; THENCE NORTHWARDLY 153 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 69.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LISA NOGA, PAUL NOGA HUSBAND, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM PAUL NOGA, RECORDED ON THE 21ST DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031121-0170034, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WHEREFORE, based on these findings, the Court orders the following:

1. The Decedent's Will dated July 1, 2025, is admitted to probate for the purpose of muniment of title pursuant to T.C.A. § 32-2-111.

2. No Letters Testamentary will be issued.

3. Notice to creditors and TennCare as required by T.C.A. §§ 30-2-306 and 71-5-116 respectively is not required or ordered.

4. No Court-supervised administration is required or ordered.

5. Direct the Clerk to close the file upon entry of the Order.

6. All court costs taxed to Petitioner.

ENTERED this ___day of _____ 2025.

_____
JUDGE ANDRA HEDRICK

APPROVED FOR ENTRY:

/s/ J. Michael Robbins
J. Michael Robbins, #32342
Avery Alsup, #43347
Vasek & Robbins, PLLC
Counsel for Petitioner
103 West Main St.
Lebanon, TN 37087
(615) 549-8909
(615) 656-0067 Fax

CERTIFICATE OF SERVICE

I, J. Michael Robbins, hereby certify that a true and correct copy of the foregoing has been forwarded via electronic mail or USPS postage prepaid, to the following:

Cheryl Weinrich
1506 Jones Drive
Fremont, Nebraska 68025

Dawn Kimberly Persun
Address Unknown

This 17th day of December 2025.

/s/ J. Michael Robbins
J. Michael Robbins

Case Title: WEINRICH V FAULKNER
Case Number: 25P2278
Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

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

#

November 10, 2025

Avery Alsup
103 West Main St.
Lebanon, TN 37087

RE: Faulkner, David Lee Date of Death: 9/11/2025 SSN: xxx-xx-9767
Our File Number: 172784

Avery Alsup:

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

EXHIBIT
C

Under 2024

202601120002581

Certificate of Authenticity

I, Avery Alsup, do hereby make oath that I am a licensed attorney and/or 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 January 10, 2026.

Avery Alsup

1-12-26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 12th day of January 2026.

Notary Public

My Commission Expires: 5-14-29

