This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
P.O. BOX 489
Joelton, Tennessee, 37080-0489
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From paperwork provided by clients –
No Title examination requested.

NOTICE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard M. Skipworth
Attorney at Law
P. O. Box 489
Joelton, TN 37080

NEW OWNERS:
Allyson N. Griffin,
Mary Lynn Chattin, and
Kenneth W. Nuckols
5618 Eatons Creek Road
Joelton, TN 37080

Map & Parcel No:
02900028000

SEND TAX NOTICE TO:
Allyson N. Griffin,
Mary Lynn Chattin, and
Kenneth W. Nuckols
5618 Eatons Creek Road
Joelton, TN 37080

Karen Johnson
Batch # 1391660
03/12/2026 08:43:27 AM
Fees: $32.00 Taxes: $0.00
Davidson County
AFFIDAVITH
6 pgs
20260312-0019598

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, Adam Obadiah Thomas, being first duly sworn according to law, and being of lawful age and residing for the past 30 or more years in and around Davidson/Cheatham County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swear or affirm to the following of his own free will and based upon his personal knowledge and familiarity:

1. I was a neighbor and friend of Virginia M. Nuckols.

2. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Virginia M. Nuckols died testate on 18 August 2009, a widow.

3. The decedent survived her spouse, Earl W. Nuckols, who died on January 1, 2003. The decedent left three adult children: Mary Lynn (Nuckols) Chattin, Allyson N. (Nuckols) Griffin, and Kenneth W Nuckols.

4. The decedent never gave birth or adopted any other child or children.

5. At the time of her death, the decedent owned land described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being property conveyed to Earl W. Nuckols and wife, Virginia M. Nuckols, by deed from John T. Bottom, Jr. and wife, Sarah Bottom of record in Book 4799, page 181, dated March 18, 1974, Register of Deeds for Davidson County, Tennessee. Earl W. Nuckols having since died on January 1, 2003, leaving Virginia M. Nuckols, surviving tenant by the entirety. Virginia M. Nuckols having since died on August 18, 2009, testate, as evidenced by Last Will and Testament of record at docket number 10P577, Probate Court Clerk for Davidson County, Tennessee, leaving as her beneficiaries to said real property as follows: Kenny Nuckols A/K/A Kenneth W. Nuckols, Mary Lynn Chattin and Allyson N. Griffin of record in Instrument No.: 20100929-0077540, dated 09/29/2010, Register's Office for Davidson County, Tennessee.

6. This Affidavit will confirm the vesting of title to the real property located at 5618 Eatons Creek Road, Joelton, Davidson County, Tennessee, after the death of Virginia M. Nuckols, deceased, in her three children: Allyson N. Griffin, Mary Lynn Chattin, and Kenny Nuckols A/K/A Kenneth W. Nuckols.

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

Further, Affiant saith not.

Dated this 15th day of January 2026.

Adam Obadiah Thomas

Adam Obadiah Thomas, Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Adam Obadiah Thomas the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of January 2026.

Howard M. Skipworth

Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Dated this 15th day of January, 2026.

Kenneth W. Nuckols

KENNETH W. NUCKOLS, VENDEE, RECIPIENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared KENNETH W. NUCKOLS, the within named recipient, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of January, 2026.

Howard M. Skipworth

Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Dated this 18th day of January, 2026.

Mary Lynn Chattin / Mandi Wade POA
MARY LYNN CHATTIN, VENDEE, RECIPIENT

STATE OF INDIANA

COUNTY OF SCOTT

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared MARY LYNN CHATTIN, the within named recipient, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 18 day of January, 2026.

SARAH ARBUCKLE
Notary Public
Scott County - State of Indiana
Commission Number NP0765801
My Commission Expires Sep 11, 2033

Sarah Arbuckle
Notary Public
My commission expires: Sept. 11, 2033

Dated this 18th day of January, 2026.

Allyson N. Griffin
ALLYSON N. GRIFFIN, VENDEE, RECIPIENT

STATE OF INDIANA

COUNTY OF SCOTT

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ALLYSON N. GRIFFIN, the within named recipient, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 18th day of January, 2026.

Sarah Arbuckle
Notary Public
My commission expires: Sept 11, 2033

SARAH ARBUCKLE
Notary Public
Scott County - State of Indiana
Commission Number NP0765801
My Commission Expires Sep 11, 2033

STATE OF TENNESSEE
Office of Vital Records

0904694

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Virginia Milliken Nuckols
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): August 19, 2009
4. CURITY NUMBER: 3744
5a. AGE-LAST BIRTHDAY (Years): 89
5b. UNDER 1 YEAR MOS. / DAYS
5c. UNDER 1 DAY HOURS / MIN.
6. DATE OF BIRTH (Month, Day, Year): December 17, 1919
7. BIRTHPLACE (City and State or Foreign Country): Smiths Grove, Kentucky
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 [X] No
9a. PLACE OF DEATH (Check only one): HOSPITAL 1 Inpatient 2 ER/Outpatient 3 DOA; OTHER 4 Nursing Home 5 [X] Residence 6 Other (Specify)
9b. FACILITY NAME (If not Institution, give street and number): 5618 Eatons Creek Road
9c. CITY, TOWN, OR LOCATION OF DEATH: Joelton
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS-Married, Never Married, Widowed, Divorced (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name)
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): Homemaker
12b. KIND OF BUSINESS/INDUSTRY: Home
13a. RESIDENCE-STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Joelton
13d. STREET AND NUMBER OR RURAL LOCATION: 5618 Eatons Creek Road
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 No
13f. ZIP CODE: 37080
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No-If yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 Yes 0 [X] No
Specify, if yes:
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): College (1-4 or 5+): 2

NAME OF DECEDENT (For use by physician or institution)

PARENTS

17. FATHER'S NAME (First, Middle, Last): William Dewitt Milliken
18. MOTHER'S NAME (First, Middle, Maiden Surname): Winifred Clark Ellis

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Allyson N. Griffin
19b. RELATIONSHIP TO DECEASED: Daughter
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 5618 Eatons Creek Road, Joelton, Tennessee 37080

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [X] Burial 2 Cremation 3 Removal from State 4 Donation 5 Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Forest Lawn Memorial Gardens
20c. LOCATION-City or Town, State: Goodlettsville, Tennessee
21a. SIGNATURE OF FUNERAL DIRECTOR: Michael R. Thomas
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 5941
21c. SIGNATURE OF EMBALMER: James Ryan Padgett
21d. LICENSE NUMBER OF EMBALMER: 5535
22a. NAME AND ADDRESS OF FUNERAL HOME: Forest Lawn Funeral Home, 1150 Dickerson Road, Goodlettsville, Tennessee 37072
22b. LICENSE NUMBER OF FUNERAL HOME: 927

REGISTRAR

23. REGISTRAR'S SIGNATURE: Linda R. Bowers, DR
24. DATE FILED (Month, Day, Year): August 21, 2009

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner(s) as stated. 1 SIGNATURE AND TITLE OF PHYSICIAN: Fred Nordquist MD
25b. LICENSE NUMBER: 38308
25c. DATE SIGNED (Month, Day, Year): 08/21/09
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated. 2 SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b. LICENSE NUMBER
26c. DATE SIGNED (Month, Day, Year)

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Fred Nordquist, MD
2536 Hwy 49 E STE 110 Pleasant View, TN 37146

SEE INSTRUCTIONS ON OTHER SIDE

CAUSE OF DEATH

28. PART I. Enter the diseases injuries or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. (Approximate Interval Between Onset and Death)

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. ASCVD — DUE TO (OR AS A CONSEQUENCE OF): — Unknown
Sequentially list conditions if any, leading to immediate cause Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST:
b. Hypertension — DUE TO (OR AS A CONSEQUENCE OF): — Unknown
c. Congestive Heart Failure — DUE TO (OR AS A CONSEQUENCE OF): — 5yrs
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? 1 Yes 2 No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 No

30. MANNER OF DEATH: 1 [X] Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify)
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

BIRTH NO.

PH-1659 (REV. 6/99) RDA 1399

3573214

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Department of Health. Alteration or erasure voids this certification.

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

Tonya Y. Foreman, Local Registrar
Davidson County, Tennessee

Sharon M. Leinbach
STATE REGISTRAR

AUG 21 2009
Date Issued

EXHIBIT A

CERTIFICATION OF VITAL RECORD

EXHIBIT "B"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Petty & Petty, Engineers, dated December 5, 1973, as follows: and Tract No. 3 as shown on said survey.

BEGINNING at a point in the Easterly margin of Eatons Creek Road, said point being located the following courses and distances from the northwest corner of Time Investment Company property, of record in Book 4521, page 324, Register's Office for Davidson County, Tennessee, North 10° 30′ West 260 feet to a point, North 12° 0′ East 140 feet to a point, North 18° 30′ West 160 feet to a point, North 1° 00′ East 290 feet to a point, the northwesterly corner of Tract No. 4 the point of beginning; thence with easterly margin of Eatons Creek Road North 1° 00′ East 225 feet to a point, the southwesterly corner of Tract No. 2; thence with the southerly line of Tract No.2, North 89° 00′ East 932 feet to a point, said point being the southeasterly rear corner of Tract No.2; thence North 2° 00′ East, and with the rear line of Tracts 1 and 2, 270 feet to a point; thence South 88° 00′ East 175 feet to a point; thence South 1° 43′ 490 feet to a point, the northeasterly rear corner of Tract No. 4; thence with the northerly line of Tract 4, North 89° 03′ West 1108 feet to a point in the easterly margin of Eatons Creek Road, to the point of the beginning, and containing 6.85 acres more or less.

Subject to all other matters of record in the office of the Register of Deeds for Davidson County, Tennessee.