Karen Johnson Davidson County
Batch# 1392513 AFFIDAVITH
03/13/2026 09:11:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260313-0020007

This Instrument Prepared By:
L. Garrett Anglin, Attorney
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

Map and Parcel(s):
107 13 0A 030.00
120 10 0 005.00
119 15 0 086.00

AFFIDAVIT OF HEIRSHIP
(*Pursuant to* T.C.A. § 30-2-712)

Affiant, Christopher Johnson, being first duly sworn, makes oath as follows:

1. My name is Christopher Johnson and I am of sound mind, lawful age, and capable of making this Affidavit. The statements set forth in this Affidavit are true and correct to the best of my knowledge, information and belief and are based upon my own personal knowledge.

2. I presently reside at the following address: 2001 Forges Dr., Nashville, TN 37217.

3. I have personal knowledge of the family relationships and/or family history of Robert Daniel Johnson, Decedent, who passed away on January 28, 2025, at the age of eighty-nine (89) years, as a resident of Davidson County, Tennessee.

4. At the time of his death, Decedent owned a fee simple interest in real estate, located at the following addresses: 930 Coarsey Drive, Nashville, Tennessee 37217, 317 Pineway Drive, Nashville, Tennessee 37127, and 3202 Southlake Drive, Nashville, Tennessee 37211 (collectively the "Properties"), and more fully described as follows:

930 Coarsey Drive, Nashville, TN 37217, Map/Parcel: 107 13 0A 030.00

Being a certain Condominium in Davidson County, State of Tennessee, being Unit No. 930 in Four Maples Condominium, a Horizontal Property regime as shown on the Plat of record in Book 5200, Page 283, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert D. Johnson by Warranty Deed from Lisa C. Outen, dated October 9, 2003, of record in Instrument No. 20031022-0156352, Register's Office for Davidson County, Tennessee.

317 Pineway Drive, Nashville, TN 37127, Map/Parcel: 120 10 0 005.00

Being Lot No. 27 on the Plan of Seven Oaks, Section No. 2 as of record in Book 2133, page 36, Register's Office for Davidson County. Said Lot fronts 100 feet on the northerly side of Pineway Drive and extends back 476.4 feet on the easterly line and 507.7 feet on the westerly line to a dead line, which is a broken line, measuring 105.28 feet thereon.

Being the same property conveyed to Robert D. Johnson and wife, Irene Johnson by deed from George Thomas Foster and wife, Rita B. Foster of record in Book 5483, page 735, Register's Office for Davidson County, Tennessee. Thereafter, the said Irene Johnson (also known as Irene Thurston), an unmarried person, conveyed her interest to Robert D. Johnson and wife, Frances H. Johnson, by quitclaim deed of record in Instrument No. 20020206-0016318, Register's Office for Davidson County, Tennessee; and thereafter the said Frances H. Johnson conveyed her interest to Robert D. Johnson by deed dated February 18, 2003, of record in Instrument No. 20030312-0032780, Register's Office for Davidson County, Tennessee.

3202 Southlake Drive, Nashville, TN 37211, Map/Parcel: 119 15 0 086.00

BEING Lot No. 70 on the Plan of Southlake, Section 1, as of record in Book 2083, page 58, Register's Office for Davidson County. Said Lot 70 fronts 60 feet on the easterly side of Southlake Drive and runs back 153.5 feet on the northerly line and 158.5 feet on the southerly line, to a dead line, measuring 72 feet thereon. Being the same property conveyed to Robert D. Johnson by Quitclaim Deed from Debra Heughan and Doris Raines, dated February 14, 2011, of record in Instrument No. 20151209-0123915, Register's Office for Davidson County, Tennessee.

5. Decedent's family members have been unable to locate a last will and testament of the Decedent.

6. Decedent had no spouse at the time of his death and was survived by the following three (3) heirs, whose names, addresses, and relationships are as follows:

Rodney Johnson
Adult Son
3821 Scotwood Drive
Nashville, Tennessee 37211

Michael L. Johnson
Adult Son
144 Bell Road
Nashville, Tennessee 37217

David J. Day
Adult Grandson (from deceased son Charles David Johnson)
1430 Aztec Avenue
Metairie, Louisiana 70005

7. Being the surviving sons and grandson (representing his deceased father) of Decedent, Rodney Johnson, Michael L. Johnson, and David J. Day are the sole heirs at law of Decedent's Estate. Under Tennessee laws of descent and distribution, Rodney Johnson and Michael L. Johnson each receive a one-third (1/3) interest in the Properties described in this Affidavit, and David J. Day, as representative of his deceased father Charles David Johnson. receives a one-third (1/3) interest in the Properties described in this Affidavit.

8. A copy of the TennCare Release is attached as **Exhibit A**.

9. I am not aware of any debts or encumbrances remaining that are or might become a lien on the interest in the Property.

10. 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 an heir-at-law.

FURTHER AFFIANT SAYETH NOT.

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Christopher Johnson** 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/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 11th day of November, 2025.

Notary Public
My Commission Expires: 9-3-2029

JUSTIN F. SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

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

#

March 9, 2026

L. Garrett Anglin
1535 W. Northfield Blvd., #8
Murfreesboro, TN 37129

RE: Johnson, Robert Daniel Date of Death: 1/28/2025 SSN: xxx-xx-5902
Our File Number: 181532

L. Garrett Anglin:

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

Under 2024

Certificate of Authenticity

I, L. Garrett Anglin, do hereby make oath that I am a licensed attorney and/or the 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 November 11, 2025.

Date

Affiant Signature

March 12, 2026

Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 12 day of March, 2026.

Notary's Signature

My Commission Expires: April 19, 2027

Date

Notary's Seal (if on paper)

