Prepared by
Jessica Bautista
4106 Highland Heights dr
Goodlettsville, TN 37072

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **Jessica Bautista**, being first duly sworn, state as follows:

1. I am over the age of eighteen (18) and competent to make this affidavit.

2. I am a surviving joint tenant of the real property described below.

3. On August 22, 2025, a Quitclaim Deed was executed by Rita Sanchez (also known as Rita Garcia), conveying the property to Rita Sanchez and Jessica Bautista as joint tenants with rights of survivorship.

4. Said deed was recorded in the Register's Office for Davidson County, Tennessee as Instrument No. 20250825-0067666.

5. The real property is located at:
1006 Due West Ave N, Madison, TN 37115
Map/Parcel: 051-01-0-009.00

6. Rita Sanchez passed away on November 11, 2025, as evidenced by a certified death certificate.

7. By virtue of the joint tenancy with rights of survivorship, I, Jessica Bautista, am now the sole owner of the property.

8. This affidavit is made to update public records and confirm title.

Karen Johnson
Batch # 1399003
03/30/2026 01:11:50 PM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVIT
3 pgs
20260330-0025057

FURTHER AFFIANT SAYETH NOT.

Jessica Bautista
Jessica Bautista
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 30th day of March, 2026, by Jessica Bautista.

Aleah Bartlett
Notary Public
My Commission Expires: January 30th 2029

ALEAH BARTLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

EXHIBIT A – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Due West Valley Acres, not of record in the 11th Civil District of said county, and described according to a copy of a survey thereof by H.R. Swann, Jr., surveyor, dated April 20, 1947 as follows: Beginning at a point on the north margin of Due West Avenue at the corner of Lots 14 and 15; thence with the line between said lots, northerly 598.2 feet to a point; thence easterly 100 feet to the corner of Lots 15 and 6; thence with the line between said lots southerly 602.57 feet to the north margin of Due West Avenue; thence with the margin of the same 100 feet to the point of beginning. Being the same property conveyed to Rita Garcia by Quitclaim Deed dated 9/4/2012 from Dorothy S. Fitzpatrick of record in Instrument No. 20120911-0082299, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 072901

1. Decedent's Legal Name			2. Sex	3. Date of Death
RITA FAYE SANCHEZ			FEMALE	11/11/2025
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
18:19	68	08/24/1957	NASHVILLE, TN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
ALIVE HOSPICE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
MARRIED	COSME SANCHEZ	BABYSITTER	SELF EMPLOYED	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-5672	TENNESSEE	DAVIDSON	MADISON	
13d. Street and Number	**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
1006 DUE WEST AVE	YES	37115	NO	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
9TH - 12TH GRADE, NO DIPLOMA	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
GEORGE DOUGLAS FITZPATRICK		DOROTHY SUE REDFERRIN		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
JESSICA BAUTISTA	DAUGHTER	401 HIGHLAND HEIGHTS DR, GOODLETTSVILLE, TN 37072		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	SPRING HILL CEMETERY	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ ZACHARY A BUNCH	6798	▶ /e/ KERI WOLF	20285	
23a. Name and Address of Funeral Home			**23b. License Number**	
SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216			1046	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		11/25/2025		

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
▶ /e/ MARY-ELLEN EDMISTON	5916	11/13/2025

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 initiated the events resulting in death) LAST	a. END-STAGE MYELODYSPLASTIC SYNDROME WITH SEVERE PANCYTOPENIA AND MALIGNANT ASCITES	UNKNOWN
	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	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-1659E 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.

Edward G. Bishop III
State Registrar

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

Date Issued: Nov-25-2025

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THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE