THIS INSTRUMENT PREPARED BY:

MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 1407588 AFFIDAVITH
04/17/2026 08:49:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20260417-0031525

Address New Owner:

Catalina McElroy, et. al.
420 Walton Lane, Unit I-42
Madison, TN 371153

Tax Information: 051-15-0A-042.00-CO

AFFIDAVIT OF HEIRSHIP

1. My name is Jennifer Adams ("Affiant"). I currently reside in Sumner County in the 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. **Jennifer Ann Wood** (hereinafter "Decedent") was my friend and former co-worker, and I knew her for approximately 20 years.

3. Decedent died on March 8, 2026, as a resident of Davidson County, Tennessee. Her Death Certificate is attached hereto as **EXHIBIT 1**. To my knowledge, Decedent died without a Last Will and Testament, and no estate has been opened in Decedent's name for probate administration.

4. At the time of her passing, Decedent owned real property in Davidson County, Tennessee, located at **420 WALTON LANE, UNIT I-42, MADISON, TENNESSEE 37115** (the "Property"). The Property is more fully and particularly described as follows:

> Being Unit No. I-42 as shown on the plat of Quail Creek Condominium, of record in Book 6328, Pages 89 and 90, register's office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners Association, all as described in Book 6328, Page 44, et seq., said Register's Office.
>
> Being the same property conveyed to Jennifer Anne Wood, unmarried, by Warranty Deed from Janice K. Moores, unmarried, of record in Instrument No. 20210708-0092176, Register's Office for Davidson County, Tennessee.

5. The Decedent was unmarried at the time of her death and she had no children, born-to or adopted by her, during her lifetime.

6. The Decedent was predeceased by her parents, David Jerome Wood (DOD: 4/30/2017) and Maria Aurora Verdin Wood (DOD: 5/5/2019). A copy of their obituaries are attached hereto collectively as **EXHIBIT 2**.

7. The Decedent was predeceased by her only sibling, Jacqueline McElroy, on June 14, 2023. A copy of Jacqueline McElroy's obituary is attached hereto as **EXHIBIT 3**.

8. The said Jacqueline McElroy had three children during her lifetime, being Catalina McElroy, Rosemary McElroy, and Mayan McElroy. The said Rosemary McElroy died at age 12 on May 5, 2019, without issue. A copy of Rosemary McElroy's obituary is attached hereto as **EXHIBIT 4**.

9. The Decedent is survived by her niece Catalina McElroy and nephew Mayan McElroy.

10. Therefore, Decedent's interest in the Property vested in fee simple absolute in Catalina McElroy and Mayan McElroy, her sole heirs-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 names of **CATALINA MCELROY AND MAYAN MCELROY, AS TENANTS IN COMMON.**

FURTHER AFFIANT SAYETH NOT.

SWORN this 27th day of March 2026.

Jennifer Adams, Affiant

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Adams** the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of 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 27th day of March 2026.

NAOMI WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: May 3, 2027

EXHIBIT 1

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 2026 014925

1. Decedent's Legal Name: JENNIFER ANNE WOOD		2. Sex: FEMALE	3. Date of Death: 03/08/2026
4. Time of Death (Approx.): 14:35	5a. Age: 43	6. Date of Birth: 09/16/1982	7. Birthplace: NASHVILLE, TN
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 420 WALTON LN I-42	8c. City or Town: MADISON		8d. County of Death: DAVIDSON
9. Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: MUSICIAN	11b. Kind of Business/Industry: MUSIC
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: MADISON
13d. Street and Number: 420 WALTON LN I-42	13e. Inside City Limits?: YES	13f. Zip Code: 37115	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: DAVID JEROME WOOD		19. Mother's Name Prior to First Marriage: MARIA AURORA VERDIN	
20a. Informant's Name: CATALINA MCELROY	20b. Relationship to Decedent: NIECE	20c. Mailing Address: 245 S MINNESOTA AVE, WICHITA, KS 67211	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: MUSIC CITY CREMATORY SERVICES	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ KERI WOLF	22b. License Number: 20388	22c. Signature of Embalmer: ▶	22d. License Number
23a. Name and Address of Funeral Home: SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216			23b. License Number: 1046
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 03/12/2026	

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: ▶ /e/ GULPREET SINGH BOWMAN	27b. License Number: 3471	27c. Date Signed: 03/11/2026
27d. Name and Address: GULPREET SINGH BOWMAN 850 R. S. GASS BLVD., NASHVILLE, TN 37216		

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. [redacted]

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?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: [redacted]	31. Did Tobacco Use Contribute to Death?	32. If Female:		
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 80112

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: Mar-17-2026

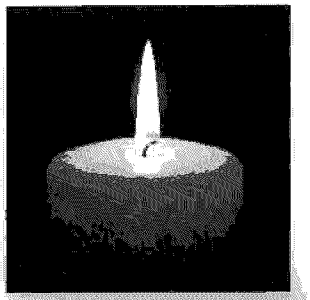
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COLLECTIVE EXHIBIT 2

Search

Home › Obituaries › David J. Wood Obituary



David J. Wood

About

LOCATION
Wichita, Kansas

Obituary

Send Flowers

Wood, David J. Loving husband, father, grandfather, brother, cousin, son, and prominent Wichita Attorney for years. Memorial service will be at 10:30 a.m. Thursday, May 18, at St. Francis Catholic Church.

Read More ›

Read Full Obituary

The Wichita Eagle

Wichita Eagle

Guest Book

202604170031525

Maria & McElroy Rosie Wood

Search by Name



Send Flowers

Share

Share

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FUNERAL HOME

Cozine Memorial Group - Broadway Mortuary
1147 South Broadway
Wichita, Kansas

RECORDS

View more records for Wood on Ancestry.com®

Maria Wood Obituary

Wood, Maria & McElroy, Rosie Grandmother and granddaughter, died together on May 5, 2019. A Rosary and Memorial Mass for both will be held at 9:30 am, Thursday, July 25, at St. Francis of Assisi Catholic Church. Survivors include daughter and aunt, Jenny Wood, father, Mickey McElroy; grandchildren and siblings, Catalina McElroy and Mayan McElroy; uncle, Billy McElroy and grandparents, Bob and Catalina Weber. View individual obituaries and share condolences for Maria and Rosie at www.CozineMemorial.com. Services by Broadway Mortuary.

COZINE

To plant trees in memory, please visit the Sympathy Store.

EXHIBIT 3



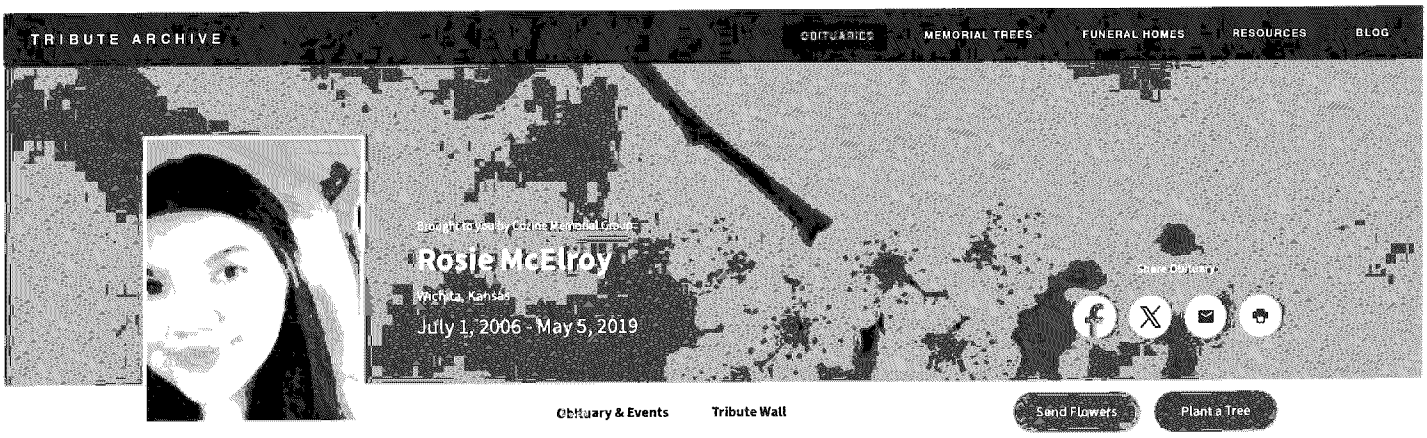
Jacqueline Rose McElroy

April 24, 1979 - June 14, 2023

McElroy, Jacqueline Rose

44, passed away on June 14, 2023 in Wichita, KS. She was born to David and Marie (Verdin) Wood ,on April 24, 1979 in Wichita, KS. She is preceded in death by her parents, daughter, Rosemary McElroy. She is survived by her children, Catalina McElroy and Mayan McElroy No services are pending.

EXHIBIT 4



Be the first to offer your condolence on Rosie's Tribute Wall

Share a memory

Photos/Video Candles

Post Now

Rosie McElroy Obituary

McElroy, Rosie, 12, loving daughter, sister, granddaughter and friend, died May 5, 2019. A Rosary and Memorial Mass will be held at 9:30 am, Thursday, July 25, at St. Francis of Assisi Catholic Church. She was so kind to everyone she met, she loved unconditionally and was always a shoulder to cry on. She was always laughing and would light up a room with her smile. She is survived by her father, Mickey McElroy; mother, Jaki Wood; sister, Catalina McElroy; brother, Mayan McElroy; uncle, Billy McElroy; and grandparents, Bob and Catalina Weber. Share condolences at www.CozineMemorial.com. Services by Broadway Mortuary.

To send flowers to the family or plant a tree in memory of Rosie, please visit our floral store.

Events

Recitation of the Holy Rosary

Thursday, July 25, 2019
8:30 am

St. Francis of Assisi
861 N. Socora
Wichita, KS 67212

Memorial Mass

Thursday, July 25, 2019
9:00 am

St. Francis of Assisi
861 N. Socora
Wichita, KS 67212

Tribute Wall

Plant a tree in memory of Rosie McElroy
An environmentally friendly option

Plant a tree



Certificate of Authenticity

I, Adam Barber, 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 27 March 2026.

Date

Affiant Signature

16 April 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of April, 2026.

Notary's Signature

My Commission Expires: 10-4-2027
Date

Notary's Seal (if on paper)

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY