****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP &PARCEL
JOHN W. WELLS		
128 N. Timber Drive	Same	#108-7-0-B
Nashville, TN 37214		#25 CO

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
Paula@BlairLawPLLC.net
FROM INFORMATION BY OTHERS

Karen Johnson
Batch # 1429226
06/08/2026 09:03:28 AM
Fees: $47.00 Taxes: $0.00
Davidson County
AFFIDAVITH
9 pgs
20260608-0051174

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, **BONITA CORNWELL** being first duly sworn according to law, and being of lawful age and a resident of the State of Tennessee for the past six months, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. On July 31, 2001, Priscilla Darlene Greene, unmarried, purchased real property located at 128 N. Timber Drive, Nashville, Tennessee 37214, pursuant to a Warranty Deed, Record Book 610, Page 2458 Register's Office for Rutherford County, Tennessee.
2. Priscilla Darlene Greene married John Wayne Wells on October 19, 2002, and took the last name of Wells, thus becoming Priscilla Darlene Wells.
3. May 5, 2025, Priscilla Darlene Wells died. A copy of the Death Certificate is attached.
4. Priscilla Darlene Wells left a Last Will and Testament that was admitted to probate on June 9, 2025. A copy of the Last Will and Testament is attached.

5. In her Last Will and Testament, Priscilla Darlene Wells left and bequeathed the real property located at 128 N. Timber Drive, Nashville, Tennessee 37214 to her husband, John W. Wells.

6. This Affidavit will confirm the vesting of Priscilla Darlene Greene's aka Priscilla Darlene Wells' ownership in the real property located at 128 N. Timber Drive, Nashville, Tennessee 37214, in her husband, John W. Wells,

   Said property is more particularly described as follows:

   Land in Davidson County, Tennessee, being Unit Number 25, Building B, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

   BEING the same property conveyed to Larry H. Meeks, unmarried, by deed from Kimberly Cummings Taylor Warden and husband, Richard Allen Warden, Jr., of record in Book 9535, Page 962, and re-recorded in Book 9555, Page 627, Register's Office for said County.

   BEING the same property conveyed to Priscilla Darlene Greene by Warranty Deed from Larry H. Meeks of record in Instrument Number 20010829-0093576 on August 29, 2001.

   This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6549, Page 47; Book 6561, Page 141; Book 6549, Page 520, said Register's Office.

   This conveyance is made subject to : (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record of record in Plat Book 6250, Page 219, said Register's Office; (3) Sewer Easement of record in Book 5856, Page 80; and Easement of record in Book 6587, Page 209, said Register's Office.

7. Priscilla Darlene Greene and Priscilla Darlene Wells are one and the same.

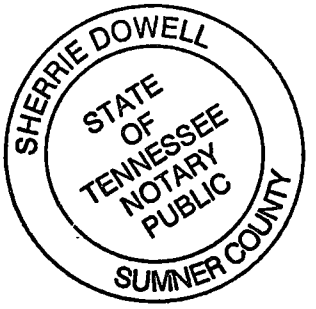
FURTHER AFFIANT SAYETH NAUGHT.

Brittany Dowell
AFFIANT

Sworn to and subscribed before me this 4th day of June, 2026

Sherrie Dowell
NOTARY PUBLIC

My commission expires: 9-18-29



[redacted]

LAST WILL & TESTAMENT
of
PRICELLA DARLENE WELLS

COPY

I, **PRICELLA DARLENE WELLS**, of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare, and publish this, my Last Will and Testament, hereby revoking all former Wills and Codicils.

Article I

PAYMENT OF DEBTS AND EXPENSES

I direct that my personal representative, herein after named, pay all my debts, funeral expenses, and the cost of administration of my Estate, as soon as practicable, after my death. I further direct that my personal representative pay all the estate, inheritance, succession, and other death taxes, which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

Article II

REFERENCES

A. *Family*. My husband, **JOHN WAYNE WELLS**, is referred to as my husband. I have one child, a son, **MITCHELL C. GREENE**. Any reference herein to my son or my child is to **MITCHELL C. GREENE**.

B. *Fiduciaries*. For convenience, the fiduciaries (including any alternates) hereinafter appointed, are sometimes referred to as the Executrix, Executor, Personal Representative, the Trustee, and/or the Guardian, regardless of the gender or the number of the parties serving in each capacity.

Article III

DISPOSITION OF PERSONAL PROPERTY AND RESIDUARY ESTATE

I hereby bequeath to my son the antique child's rocking chair, the custom child's rocking horse, an original 1969 printing of *...and autumn came* by Rod McKuen, and an autographed 1974 edition of *Looking...Seeing* by Harry Chapin.

I bequeath to my husband, **JOHN WAYNE WELLS**, all of my personal property not otherwise specifically bequeathed herein, including but not limited to my clothing, jewelry, personal effects, automobiles, and all other tangible personal property owned by me at the time of my death, as well as my checking account and investment accounts. All the rest, residue, and remainder of the property which I may own at the time of my death, I devise and bequest to my husband, **JOHN WAYNE WELLS.**

In the event that my husband predeceases me, I hereby bequeath and devise to my son, **MITCHELL C. GREENE**, all of my personal property not otherwise bequeathed herein, including my clothing, jewelry, personal effects, automobiles, and all other tangible personal property owned by me at the time of my death, as well as my checking, savings, and investment accounts. All the rest, residue, and remainder of the property which I may own at the time of my death, I devise and bequeath to my son, **MITCHELL C. GREENE.**

Article IV

DISPOSITION OF REAL PROPERTY

I bequeath all right, title, and interest in the condominium located at 128 North Timber Drive, Nashville, Davidson County, Tennessee 37214 to my husband, **JOHN WAYNE WELLS.** If my husband predeceases me, any real property in which I own, or in which I have an interest at the time of my death, shall pass to my son, **MITCHELL C. GREENE.**

Article V

NOMINATION OF ADMINISTRATOR

I nominate and appoint husband, **JOHN WAYNE WELLS,** as Executor of this Will. If my husband predeceases me or is unable to serve, I nominate and appoint my son, **MITCHELL C. GREENE,** as Executor. To the extent permitted by applicable law, my Administrator(s) shall not be required to furnish a bond, file an inventory, or file any accountings with respect to the performance of the duties as Administrator.

Article VI

ADMINISTRATOR POWERS

My Administrator in addition to other powers and authority granted by law or necessary or appropriate for proper administration, shall have the right and power to lease, sell, mortgage, or otherwise encumber any real or personal property that may be included in my estate, without an Order of the Court, and without Notice to anyone.

Article VII

SAVINGS CLAUSE

This instrument is severable such that the invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of the remaining provisions herein. This instrument is only to be interpreted and/or probated in the Court of the State of Tennessee.

Article VIII

NO CONTEST CLAUSE

I direct that if any beneficiary or heir of my Estate or my Last Will and Testament contests my last Will and Testament, that said contestant shall forfeit his or her interest in my Estate or any benefit set forth in my Last Will and Testament, according to the law of the State of Tennessee.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

TESTIMONIUM CLAUSE

IN WITNESS WHEREOF, I have here unto subscribed my name in Nashville, Tennessee, this the **28th** day of **June 2023** to this, my Last Will and Testament, consisting of Eight (8) Articles, and have initialed each of the pages for identification.

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 4, 2027

Pricella Darlene Wells
PRICELLA DARLENE WELLS

Sworn to and subscribed before me this the **28th** day of **June 2023.**

DONNA PERKINS, ***Notary Public***

My commission expires: **01/04/27**

Signed and declared by **PRICELLA DARLENE WELLS**, to be such person's Last Will and Testament in the presence of all of us at one and the same time, and we, at such person's request and in such person's presence and in the presence of each other, have subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of **PRICELLA DARLENE WELLS** and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

PAULA OGLE BLAIR, ***Witness***
211 Donelson Pike, Suite 214
Nashville, TN 37214
(615) 882-0190

Bethany Cooper
BETHANY COOPER, ***Witness***
2521 Pennington Bend Road, Unit 202
Nashville, TN 37214
(615) 878-9262

AFFIDAVIT OF WITNESSES

We, the undersigned persons, after being duly sworn according to law, depose and say:

1. We are adult citizens and residents of Tennessee.

2. We witnessed the execution of the Last Will and Testament of **PRICELLA DARLENE WELLS**, dated the **28th** day of **June 2023**, to which the Affidavit is attached, and that this Affidavit is being made at the request of such person and in according with the provision of Tennessee Code Annotated Section 32-2-110.

3. Our signatures are affixed to the Will; we signed the Will at the request of such person, and in the presence of such person, and in the presence of each other witness, at the place and on the date recited in said Will.

4. **PRICELLA DARLENE WELLS.** signed said paper writing as and for a Will in our sight and presence.

5. At the time we witnessed the Will, **PRICELLA DARLENE WELLS.** subscribing witnesses hereto, was in our opinion of sound mind, fully aware of the action taken herein and its possible consequence.

6. We, the undersigned witnesses, further declare that we are not related to the declarant by blood or marriage; that we are not entitled to any portion of the estate of the declarant upon the declarant's decease under any will or codicil thereto presently existing or by operation of law then existing; and that we are not persons who, at the present time, have a claim against any portion of the estate of the declarant upon the declarant's death.

PAULA OGLE BLAIR, *Witness*
211 Donelson Pike, Suite 214
Nashville, TN 37214
(615) 882-0190

BETHANY COOPER, *Witness*
2521 Pennington Bend Road, Unit 202
Nashville, TN 37214
(615) 878-9262

DONNA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed, sworn to and acknowledged before me by the declarant, and subscribed and sworn to before me by **PAULA OGLE BLAIR** and **BETHANY COOPER**, witnesses, this **28th** day of **June 2023**.

My Commission Expires: **01/04/27**

DONNA PERKINS, *Notary Public*

This document prepared by: Paula Ogle Blair (#15862), Attorney at Law, 211 Donelson Pike, Suite 214, Nashville, TN 37214 (615) 882-0190 paula@BlairLawPLLC.net

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 029646

1. Decedent's Legal Name: PRICELLA DARLENE WELLS			2. Sex: FEMALE	3. Date of Death: 05/05/2025
4. Time of Death (Approx.): 14:32	5a. Age: 66	6. Date of Birth: 01/08/1959	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: ER/OUTPATIENT				
8b. Facility Name: TRISTAR SUMMIT MEDICAL CENTER - HERMITAGE		8c. City or Town: HERMITAGE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): JOHN WAYNE WELLS	11a. Decedent's Usual Occupation: OFFICE ASSISTANT		11b. Kind of Business/Industry: METRO WATER
12. Social Security Number: 1822	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 128 N TIMBER DR		13e. Inside City Limits?: YES	13f. Zip Code: 37214	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: ASSOCIATE DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: CHARLES KEY		19. Mother's Name Prior to First Marriage: RUBY JEWEL MARKS		
20a. Informant's Name: JOHN WELLS	20b. Relationship to Decedent: HUSBAND	20c. Mailing Address: 128 N TIMBER DR, NASHVILLE, TN 37214		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: BISHOP CHAPEL CEMETERY		21c. Location: LORETTO, TN	
22a. Signature of Funeral Director: ▶ /e/ ASHLEY GREEN	22b. License Number: 6161	22c. Signature of Embalmer: ▶ /e/ SCOTT BRALY		22d. License Number: 20317
23a. Name and Address of Funeral Home: LORETTO MEMORIAL CHAPEL, INC., PO BOX 10; 110 NORTH MILITARY ST LORETTO TN 38469-0104				23b. License Number: 412
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 05/08/2025		

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: ▶ /e/ RONAK SHAH	27b. License Number: 55971	27c. Date Signed: 05/07/2025
27d. Name and Address: RONAK SHAH 5651 FIRST BLVD SUITE 413, HERMITAGE, TN 37076		

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. ASYSTOLE	
	b. PRESUMED MYOCARDIAL INFARCTION	
	c. DIABETES	
	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: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: 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

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: May-08-2025

017103757

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE