Karen Johnson Davidson County
Batch# 1438403 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20260626-0057771

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

TERESA M. MORGAN
MORGAN LAW GROUP, PLLC
PO Box 60711
Nashville, Tennessee 37206
(615) 975-9174

AFFIDAVIT OF HEIRSHIP OF JAMES PATRICK COFFEY, JR.

Pursuant to Tenn. Code Ann. § 30-2-712, I, Lanny Ray Adams, being duly sworn, hereby state as follows:

1. My full name is Lanny Ray Adams. I reside at 608 May Court South, Madison, TN 37115. I am over the age of 18, of sound mind, and am not executing this Affidavit under duress or the undue influence of any person or entity.
2. I have personal knowledge concerning the heirs of James Patrick Coffey, Jr. I was close to him and his entire family and knew him for 58 years – we grew up in the same neighborhood.
3. James Patrick Coffey, Jr. never married. He did not have any children. His father, James Patrick Coffey, Sr., died on October 9, 1987 and his mother, Frances Joyce Coffey, died April 29, 2003.
4. James Patrick Coffey, Jr. had three siblings, all of whom survived him: John Coffey, Michelle Ann Gately, and Joanne Marie Coffey.
5. John Coffey is currently not married and resides at 2205 Cooper Lane, Nashville, TN 37216.
6. Michelle Ann Gately is currently married and resides at 145 Welworth Ave., Madison, TN 37115.
7. Joanne Marie Coffey is currently not married and resides at 2205 Cooper Lane, Nashville, TN 37216.
8. A copy of James Patrick Coffey, Jr. certified death certificate is attached hereto as **Exhibit A**.
9. James Patrick Coffey, Jr. died seized and vested in real property known as 1010 Snow Ave., Madison, TN 37115 ("the Property").
10. The Property's legal description is as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Fairview Subdivision as of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee and described further as follows:
>
> BEGINNING at a point in the east margin of Snow Avenue at the common corner of Lots 3 and 4; thence with the line between said Lots in a northeasterly direction 230 feet to a concrete monument; thence North 11 degree 47 feet East 151.9 feet to the south margin of an unnamed street shown on said plan; thence

with southerly margin of said Street; around a slight curve 134.4 feet to a concrete monument; thence southwestwardly around said curve, which length is 39.3 feet to concrete monument in east margin of Snow Avenue; thence south 140.4 feet to the point of beginning.

BEING the same property conveyed to James P Coffey, Jr. by Warranty Deed from James P. Coffey, Jr., Michelle Gately, Joann Coffey and John Coffey, being the only heirs of James P. Coffey of record in Book 9002, Page 753.

11. The Map and Parcel No. for the Property is 043 02 0 039.00.
12. I am not related to James Patrick Coffey, Jr. or any of the other heirs of law.

Signed on this 24 day of June, 2026.

Lanny Ray Adams

LANNY RAY ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANNY RAY ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that he/she executed the foregoing Affidavit of Heirship for the purposes contained therein.

Witness my hand and official seal on this the 24 day of June, 2026.

Teresa Morgan

NOTARY PUBLIC

My commission expires on 7/7/2027

TERESA M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 079434

1. Decedent's Legal Name: JAMES PATRICK COFFEY JR		2. Sex: MALE	3. Date of Death: 12/19/2025
4. Time of Death (Approx.): 19:02	5a. Age: 70	6. Date of Birth: 07/26/1955	7. Birthplace: MADISON, TN
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 1010 SNOW AVE	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: MAINTENANCE TECHNICIAN	11b. Kind of Business/Industry: TYSON FOODS
12. Social Security Number	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: MADISON
13d. Street and number: 1010 SNOW AVE	13e. Inside City Limits?: YES	13f. Zip Code: 37115	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: JAMES PATRICK COFFEY SR		19. Mother's Name Prior to First Marriage: FRANCES COUTURIER	
20a. Informant's Name: JOHNNY C COFFEY	20b. Relationship to Decedent: BROTHER	20c. Mailing Address: 2205 COOPER LN, NASHVILLE, TN 37216	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: SOUTHERN HERITAGE CREMATION SERVICE		21c. Location: NASHVILLE, TN
22a. Signature of Funeral Director: ▶ /s/ DONTAE L COOK	22b. License Number: 20093	22c. Signature of Embalmer: ▶	22d. License Number: 23b. License Number: 890
23a. Name and Address of Funeral Home: MADISON FUNERAL HOME, 219 EAST OLD HICKORY BLVD, MADISON, TN 37115-3934			
24. Registrar's Signature: ▶ /s/ EDWARD G BISHOP III		25. Date Filed: 12/23/2025	

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: ▶ /s/ TONY FREEMAN	27b. License Number: 043621	27c. Date Signed: 12/23/2025

27d. Name and Address: TONY FREEMAN 1210 BRIARVILLE RD, MADISON, TN 37115

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. CARDIAC ARREST

b. PERIPHERAL ARTERY DISEASE

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: NATURAL	31. Did Tobacco Use Contribute to Death?: YES	32. If Female: N/A		
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

RDA 10112

PH-1850E

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.

Date Issued: Dec-23-2025

Edward G. Bishop III
State Registrar

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

0 1 7 8 1 4 3 0 3

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202606260057771

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 June 24, 2026

Teresa Morgan 6/25/2026

TERESA MORGAN **DATE**

MORGAN LAW GROUP, PLLC
915 Rep. John Lewis Way South
Suite 100
Nashville, TN 37203
(615) 975-9174
Teresa@morganlawgroup.us

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on June 25, 2026

Crystal Marcrum-Potter

Notary's Signature

My Commission Expires: July 7, 2027

Notary's Seal:

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027