This Instrument Prepared by:
Avery Alsup, BPR# 43347
Vasek & Robbins, PLLC
103 West Main St.
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1459182 AFFIDAVITH
08/13/2026 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260813-0075086

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF Tennessee
COUNTY OF Sumner

I, **JANET MASON**, the Affiant herein being duly sworn, deposes and states the following:

Dorothy Marie Stevens, a resident of Nashville, State of Tennessee, who died October 17, 2025, as evidenced by a copy of the death certificate attached hereto as **EXHIBIT A**, held an undivided, fee simple interest in certain real estate located in Davidson County, Tennessee, and the said property being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 186B, as shown on the map entitled Percy Priest Woods, Section 4, Zone Lot Division of Lots 181 thru 188, of record in Plat Book 6900, page 32, Register's Office for Davidson County, Tennessee, and also shown as part of Lot 186 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dorothy M. Stevens, a single woman, by Warranty Deed from Raymond Stevens, III and Jennifer Stevens dated August 17, 2017, of record in Instrument No. 20170906-0091510, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Raymond R. Stevens and wife, Kathleen Stevens by Warranty Deed from Henriette Schubert, Ulrich Mosig, Konrad Mosig, Friederike Urban, Sophie Mosig and Johanna Mosig dated August 26, 2003 of record in Instrument No. 20031010-0150738, said Register's Office. Kathleen Stevens died on July 15, 2005, leaving Raymond R. Stevens as sole surviving Tenant by the Entirety. Raymond R. Stevens aka Raymond R. Stevens, Jr. died on May 29, 2013. Raymond Stevens, III and Jennifer Stevens are the devisees under the Will of Raymond R. Stevens, Jr., probated under Docket No. 17P1113, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Mark V. Oddo, the Executor of the Estate of Raymond R. Stevens, Jr., joins in this conveyance to convey any interest of the Estate of Raymond R. Stevens, Jr.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 103 Woodcraft Court, Nashville, TN 37214.

I was personally acquainted with Dorothy Marie Stevens, hereinafter referred to as the Decedent, during the Decedent's lifetime, and am familiar with the Decedent's family history as Decedent's friend of thirty-five years.

The Decedent was unmarried and had no children at the time of her death. The Decedent was predeceased by her parents, Dorothy Stevens (D.O.D 10/3/1982) and Raymond Stevens (D.O.D. 2/26/1992). Decedent was survived by three siblings: Eileen Phillips, Helen Henofer, and Carole Devlin. Decedent has no other heirs-at-law. Pursuant to the Tennessee laws of intestate succession, the real property described above vested in Eileen Phillips, Helen Henofer, and Carole Devlin upon the Decedent's death.

A copy of the TennCare release for Dorothy Marie Stevens is attached hereto as **EXHIBIT B**. There are no known debts which may become a lien against the above-described property.

This Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. § 30-2-712, and I acknowledge that my execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

I acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

Further Affiant Sayeth Not.

[SIGNATURE AND NOTARY TO FOLLOW]

Janet Mason
JANET MASON, Affiant

7/13/2026
DATE

JURAT

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 13th day of July 2026, by Janet Mason.

Notary Public

My Commission Expires: 8/20/2029

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public for the State and County the aforesaid, **Janet Mason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th **day of** July**, 2026.**

Notary Public

My Commission Expires: 8/20/2029

LUCIA DOMINGO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LOCAL REGISTRAR'S CERTIFICATION OF DEATH

WARNING: It is illegal to duplicate this copy by photostat or photograph.

Certification of Death

Disposition Permit Number: E108048

State File Number: 409996-2025

Decedent's Legal Name: Dorothy Marie Stevens

Date of Death: October 17, 2025

Alias: Not Applicable

Social Security Number: [redacted]

Sex: Female

Age: 63 Years

Date of Birth: November 20, 1961

Birthplace: Abington, Pennsylvania

Ever in US Armed Forces: No

Marital Status at Time of Death: Never Married

Residence Address: 103 Woodcraft Ct
Nashville, Tennessee 37214-4354

Surviving Spouse's Name: Not Applicable

Residence County: Davidson

Parent's Name: Raymond R Stevens

Parent's Name: Dorothy Marie Gorman

Informant's Name: Carole Devlin

Informant's Relationship to Decedent: Sister

Place of Death:
Sister residence
4950 Bensalem Blvd

City or Town, State, and Zip Code: Bensalem, Pennsylvania 19020-4013

County of Death: Bucks

Method of Disposition: Cremation

Place of Disposition: Ivy Hill Cemetery & Crematory

Location of Disposition: Philadelphia, PA 19150-2728

Date of Disposition: October 20, 2025

Time of Death: 1:20 AM

Name and Address of Funeral Facility: Jason Lloyd Funeral Home Inc
6643-45 Torresdale Avenue Philadelphia, Pennsylvania 19135

Funeral Director: Jason Lloyd (Signature on File)

PART I. Cause of Death:

		Approximate Interval: Onset to Death
Immediate Cause →	a. Chronic Obstructive Pulmonary Disease	unknown
	b. <<<>>>	<<<>>>
	c. <<<>>>	<<<>>>
	d. <<<>>>	<<<>>>

PART II. Other Significant Conditions Contributing to Death:
<<<>>>

Was an Autopsy Performed? No

Were Autopsy Findings Available to Complete Cause of Death? Not Applicable

Date of Injury: Not Applicable

Time of Injury: Not Applicable

Place of Injury: Not Applicable

Injury at Work: Not Applicable

Location of Injury: Not Applicable

Describe How Injury Occurred: Not Applicable

If Transportation Injury, Specify: Not Applicable

Did Tobacco Use Contribute to Death? Yes

Pregnant at Time of Death: Not pregnant within one year of death

Manner of Death: Natural

Hispanic Origin: No, not Spanish/Hispanic/Latino

Education: High school graduate or GED completed

Decedent's Race: White

Usual Occupation: Hairdresser

Kind of Business/Industry: Cosmetology

Certifier's Name & Title: Judith Chiger MD (Signature on File)

Address: 236 W Allegheny Ave, Philadelphia, Pennsylvania 19133-3629

Date Certified: October 23, 2025

Registrar's Name/District Number: Edward Wurster Jr (Signature on File) 46-427

Date Filed: October 24, 2025

This is to certify that this is a true copy of the record which is on file in the Pennsylvania Department of Health, in accordance with the Vital Statistics Law of 1953, as amended.

Lisa A. Moore
State Registrar

Local Registrar

OCT 30 2025
Date Issued

COMMONWEALTH OF PENNSYLVANIA ★ DEPARTMENT OF HEALTH ★

H105.805.1 REV (8/20)

WARNING: THIS DOCUMENT IS PRINTED ON SECURITY WATERMARKED PAPER DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK

L 921891329

JASON LLOYD FUNERAL HOME INC
6643-45 TORRESDALE AVE
PHILADELPHIA, PA 19135

Order Number FHO202510895321

EXHIBIT
A

Certificate Fee: $20.00

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0836, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

February 25, 2026

Avery Alsup
103 West Main St.
Lebanon, TN 37087

RE: Stevens, Dorothy Marie Date of Death: 10/17/2025 SSN: xxx-xx-7715
Our File Number: 180752

Avery Alsup:

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

EXHIBIT
B

Under 2024

Certificate of Authenticity

I, AVERY ALSUP, 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 July 13, 2026.

Affiant Signature

8-11-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 11th day of August, 2026

Amy Christian
Notary's Signature

My Commission Expires: 5-14-29
Date

Notary's Seal (if on paper)

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON