BILL GARRETT, Davidson County
Trans:T20160060550 AFFIDAVITH
Recvd: 07/14/16 15:00 8 pgs
Fees:42.00 Taxes:0.00
20160714-0072521

This Instrument Was Prepared By:
John L. Chambers, Attorney
Adams and Reese LLP
424 Church Street, Suite 2700
Nashville, TN 37219

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| | Alma J. Diaz<br>792 Rowan Drive<br>Nashville, TN 37207 | 10514023000 |
| Alma J. Diaz, a 1/8 interest<br>792 Rowan Drive<br>Nashville, TN 37207 | Gail A. Hughes, a 1/8 interest<br>1920 9th Ave. N.<br>Nashville, TN 37208 | Claudia J. Gordon,<br>a 1/8 interest<br>625 Benton Avenue<br>Apt. 411<br>Nashville, TN 37204 |
| Elizabeth Ann Gooch, a 1/8 interest<br>4034 Boyd Drive<br>Nashville, TN 37218 | Arthur U. Brownlow, a 1/8 interest<br>625 Benton Avenue, Apt. 411<br>Nashville, TN 37204 | Unknown heirs of James Johnson, deceased, sole heir of Janice A. Johnson, deceased, said Janice A. Johnson having survived Jennie Mai Brownlow, collectively, with a 1/8 interest. |
| Paul G. Brownlow, a 1/8 interest<br>2025 Candlewood Drive<br>Madison, TN 37115 | Brent I. Riley, a 1/8 interest<br>1306 Bessie Avenue<br>Nashville, TN 37207 | |

## AFFIDAVIT OF HEIRSHIP TO REAL PROPERTY

Decedent: Jennie Mai Brownlow

Heirs: Alma J. Diaz, Elizabeth Ann Gooch, Gail A. Hughes, Claudia J. Gordon, Paul G. Brownlow, Arthur U. Brownlow, Brent I. Riley, unknown successor heirs of Janice A. Johnson

Property: 792 Rowan Drive, Nashville, TN 37207

County: Davidson, Tennessee

The undersigned, Alma J. Diaz and Gail A. Hughes, each after being duly sworn according to law, and each being eighteen years of age or older, make oath as follows:

1. This Affidavit of Heirship is submitted in accordance with Tennessee Coded Annotated § 30-2-712.

2. On May 28, 2002 Jennie Mai Brownlow (the "Decedent") died intestate a resident of Davidson County, State of Tennessee, survived by eight children including the undersigned.

3. Decedent was our mother, and we are familiar with Decedent's personal family history.

4. A copy of the Death Certificate of Jennie Mai Brownlow is attached as Exhibit 1.

5. At the time of Decedent's death, the Decedent owned real property located in Davidson County, Tennessee, known as 792 Rowan Drive, Nashville, TN 37207, and which is more fully described in Exhibit 2 attached hereto (the "Property").

6. Decedent did not leave a will. There was no administration of the estate within ten years of Decedent's death.

7. Decedent at the time of her death left eight surviving children, Alma J. Diaz, Elizabeth Ann Gooch, Gail A. Hughes, Claudia J. Gordon, Paul G. Brownlow, Arthur N. Brownlow, Brent I. Riley, and Janice A. Johnson. She was not survived by her spouse.

8. On information and belief one of our siblings, Janice A. Johnson, died after our mother without having her own children, but was survived by her husband, James Johnson who subsequently died; he in turn was survived by four children (names unknown) of his (step-children of our sister), who are the heirs of our sister's one-eighth interest in the real property of Jennie Mai Brownlow.

9. Therefore, pursuant to Tennessee Code Annotated § 30-2-104, Decedent's eight children surviving at her death became the owners of the Property upon her death, with one of the individual one-eighth interests now vested collectively in the heirs of Janice A. Johnson.

10. Affiants make this Affidavit of their own free will, without collusion with any person, and of her own knowledge. Affiants, had no interest, legal or otherwise, in said Property prior to Decedent's death, it having been owned solely by Decedent.

WITNESS our hand this 30th day of June, 2015. 16 DAYS 6-30-16 AJD

CHRISTINE D. LEURS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Alma J. Diaz
ALMA J. DIAZ

Gail A. Hughes
GAIL A. HUGHES

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALMA J. DIAZ 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2016.

CHRISTINE D. LEURS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Christine D. Leurs
Notary Public

My Commission expires Nov. 6, 2017

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail A. Hughes, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2016.

My Commission expires Nov. 6, 2017

# EXHIBIT 1

# STATE OF TENNESSEE
## Office of Vital Records

0203018

TENNESSEE DEPARTMENT OF HEALTH
## CERTIFICATE OF DEATH

STATE FILE NUMBER

TYPE/PRINT PERMANENT BLACK INK
SEE INSTRUCTIONS IN HANDBOOK

**DECEDENT**

1. DECEDENT'S NAME (First, Middle, Last): Jennie Brownlow
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): May 27, 2002
4. SOCIAL SECURITY NUMBER (of Deceased): 415-30-8888
5a. AGE - LAST BIRTHDAY (Years): 86
5b. UNDER 1 YEAR (Months): 5c. UNDER 1 DAY (Hours/Min.):
6. DATE OF BIRTH (Month, Day, Year): May 18, 1916
7. BIRTHPLACE (City and State or Foreign Country): Lynnville, TN
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 Yes 2 [X] No
9a. PLACE OF DEATH (Check only one): HOSPITAL: 1 [X] Inpatient 2 ER/Outpatient 3 DOA; OTHER: 4 Nursing Home 5 Residence 6 Other (Specify)
9b. FACILITY NAME (If not institution, give street and number): Baptist Hospital
9c. CITY, TOWN OR LOCATION OF DEATH: Nashville
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name): None
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Cook
12b. KIND OF BUSINESS/INDUSTRY: Private Family
13a. RESIDENCE - STATE: TN
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 792 Rowan Drive
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 No
13f. ZIP CODE: 37207
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No; if Yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes 0 [X] No. Specify, if yes:
15. RACE - American Indian, Black, White, etc. (Specify): Black
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 9; College (1-4 or 5+):

NAME OF DECEDENT: For use by physician or jurisdiction

**PARENTS**

17. FATHER'S NAME (First, Middle, Last): Harvey Brownlow
16. MOTHER'S NAME (First, Middle, Maiden Surname): Josie Wilkerson

**INFORMANT**

19a. INFORMANT'S NAME (Type/Print): Alma Diaz
19b. RELATIONSHIP TO DECEASED: Daughter
18c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 792 Rowan Drive Nashville, TN 37207

**DISPOSITION**

20a. METHOD OF DISPOSITION: 1 [X] Burial 2 Cremation 3 Removal from State 4 Donation 5 Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Greenwood Cemetery
20c. LOCATION - City or Town, State: Nashville, Tennessee
21a. SIGNATURE OF FUNERAL DIRECTOR: Linda D. Johnson
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 4063
21c. SIGNATURE OF EMBALMER: Eric M. Johnson
21d. LICENSE NUMBER OF EMBALMER: 3829
22a. NAME AND ADDRESS OF FUNERAL HOME: Johnson's House of Atena, 1107 Buchanan Street, Nashville TN 37208
22b. LICENSE NUMBER OF FUNERAL HOME: 704

**REGISTRAR**

23. REGISTRAR'S SIGNATURE: [signature]
24. DATE FILED (Month, Day, Year): June 4, 2002

**CERTIFIER**

25a. PHYSICIAN - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated: 1 [X] SIGNATURE AND TITLE OF PHYSICIAN: [signature]
25b. LICENSE NUMBER: MD016946
25c. DATE SIGNED (Month, Day, Year): 5/3/07
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner as stated: 2 [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b. LICENSE NUMBER:
26c. DATE SIGNED (Month, Day, Year):

PHYSICIAN OR MEDICAL EXAMINER: FOR FILING CERTIFICATE, FIRST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Dr. Stephen J. Heyman, MD, 300 20th Avenue North, Ninth Floor, Nashville, TN 37203

**CAUSE OF DEATH**

28. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. Enter only one cause on each line. (See instructions on other side.)

Approximate Interval Between Onset and Death

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Respiratory Failure — 24hrs
DUE TO (OR AS A CONSEQUENCE OF): b. Alzheimers Disease — 7yrs
DUE TO (OR AS A CONSEQUENCE OF): c. Cerebrovascular Disease — 7yrs
DUE TO (OR AS A CONSEQUENCE OF):

Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST

Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? 1 [ ] Yes 2 [X] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 [ ] Yes 2 [ ] No

30. MANNER OF DEATH: 1 [X] Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year):
31b. TIME OF INJURY:
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify):
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

BIRTH NO.

PH-1059 REV: 9-113

RDA 1380

COPYRIGHT CAUTION - ANTI-FRAUD PROTECTION

8428938

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

8428938 3/1/2016

R. Benton McDonough, JD
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued

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

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

## CERTIFICATION OF VITAL RECORD

# EXHIBIT 2

BOOK 4439 PAGE 763

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

Jennie Mai Brownlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 19 70.

Jean D. Overton
Notary Public

MY COMMISSION EXPIRES: July 30, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. L. Bainbridge, III, 119 Union Street, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Jennie Mai Brownlow (NAME) | Noel-Palmer Mortgage Company (NAME) | Map 59-14 |
| 792 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER) | 402 Stahlman Building (STREET ADDRESS) | Par. 229 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37201 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennie Mai Brownlow, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for said County.

Said Lot No. 224 is described as follows: Beginning at a point in the westerly margin of Rowan Drive at the common dividing line between Lots Nos. 224 and 225 on said Plan; thence westerly along said dividing line 348.70 feet to a point; thence southerly 18.81 feet to a point in the northerly margin of Buena Vista Pike; thence easterly along the northerly margin of said Buena Vista Pike 299.90 feet to the beginning of a curve; thence around said curve a distance of 47.12 feet to a point in the westerly margin of Rowan Drive; thence northerly along the westerly margin of said Rowan Drive 115.38 feet to the point of beginning.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Hattie Mai Chumley, of record in Book 4349, page 733, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 792 Rowan Drive (House Number) (Street) Nashville 37207 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of August, 1970

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tennessee

W. L. BAINBRIDGE COMPANY

By: W. L. Bainbridge
A Partner

STATE OF TENNESSEE
Davidson County

BOOK 4439 PAGE 764

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 1970

Commission expires January 29, 1973

Evelyn Strasser
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM W. L. BAINBRIDGE COMPANY

TO JENNIE MAI BROWNLOW

A 87421

IDENTIF. REFERENCE

AUG 19 2 04 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 19 | CONV | 18,100.00 | | | |
| AUG 19 | TAX | | A* | 47.06 | |
| AUG 19 | PRFEE | | A* | .50 | |
| AUG 19 | WDEED | | A* | 3.00 | * 50.56 |