This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080-0489
Telephone: (615) 876-2594
Fax: (615) 876-4292
Email: hmskiplaw@comcast.net
From paperwork provided by clients –
No Title examination requested.

Bill Garrett Davidson County
Batch# 74435 AFFIDAVITH
03/28/2018 01:29:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20180328-0029061

NEW OWNERS:

Linda Uselton
2590 Greer Road
Goodlettsville, TN 37072

Map & Parcel No: 01700019100

SEND TAX NOTICE TO:

Linda Uselton
2590 Greer Road
Goodlettsville, TN 37072

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, Linda Uselton, being first duly sworn according to law, and being of lawful age and residing for the past 30 or more years in and around Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swear to the following of her own free will and based upon her personal knowledge and familiarity:

1. As evidenced by a Certificate of Death attached hereto as Exhibit "A", James Kenneth Smith died testate on 15 December 2017.

2. The decedent died a single person. The decedent never married. The decedent survived both of his parents. For more than seventeen years, Affiant and decedent were companions and she never heard decedent mention any siblings.

3. The decedent died leaving no known biological children. The decedent never adopted any children.

4. At the time of his death, the decedent owned a house and lot described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being the same property conveyed to James K. Smith by deed from BA Mortgage, LLC, of record in Instrument Number 20020314-0032056, Register's Office for Davidson County, Tennessee. The said James K. Smith A/K/A James Kenneth Smith died on December 15, 2017.

This is improved property known as 2590 Greer Road, Goodlettsville, Tennessee.

SUBJECT TO Government zoning, subdivision ordinances, regulations or easements in effect thereon.

FURTHER SUBJECT TO Ingress and Egress Easement Agreement as shown in deeds 7986-277, 8082-755, 8596-120 and 10221-244; and

FURTHER SUBJECT TO right-of-way for Greer Road.

REFERENCE is made to prior title recorded in Instrument Number 20020314-0032056, Register's Office for Davidson County, Tennessee.

5. Linda Uselton received one hundred percent (100%) interest in the real estate described above by virtue of being the recipient of said property under the Last Will and Testament of James Kenneth Smith, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Probate Number 18P115. A copy of the Last Will and Testament of James Kenneth Smith is attached as Exhibit "C".

6. The decedent never received any long term aid from the Bureau of Tenncare.

7. There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

8. This Affidavit will confirm the vesting of title to the real property located at 2590 Greer Road, Goodlettsville, Davidson County, Tennessee, after the death of James Kenneth Smith, in Linda Uselton, beneficiary under the Last Will and Testament of James Kenneth Smith.

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to the beneficiary.

Further, Affiants saith not.

Dated this 28th day of March, 2018.

Linda Uselton

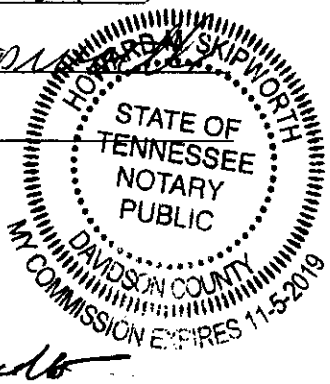
LINDA USELTON, Personal Representative

SWORN TO AND SUBSCRIBED before me on this the 28th day of March, 2018.

Howard M. Skipworth

NOTARY PUBLIC

My Commission expires:



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Linda Uselton

LINDA USELTON, Personal Representative

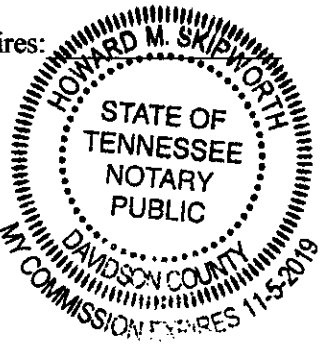
Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **LINDA USELTON**, the within named person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 28th day of March, 2018.

Howard M. Skipworth

NOTARY PUBLIC

My Commission expires:



NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2017 120864

DECEDENT (TYPE/PRINT IN PERMANENT BLACK INK — NAME OF DECEDENT: LAST, FIRST, MIDDLE, SUFFIX)

1. DECEDENT'S LEGAL NAME	2. SEX	3. DATE OF DEATH
JAMES KENNETH SMITH	MALE	12/15/2017

4. TIME OF DEATH (Approx.)	5a. AGE	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 DAY Hours	Minutes	6. DATE OF BIRTH	7. BIRTHPLACE
12:46 PM	66					04/09/1951	NASHVILLE, TENNESSEE

8a. PLACE OF DEATH: INPATIENT

8b. FACILITY NAME	8c. CITY OR TOWN	8d. COUNTY OF DEATH
SKYLINE MEDICAL CENTER	NASHVILLE	DAVIDSON

9. MARITAL STATUS	10. SURVIVING SPOUSE (name prior to first marriage)	11a. DECEDENT'S USUAL OCCUPATION	11b. KIND OF BUSINESS/INDUSTRY
NEVER MARRIED		TRUCK DRIVER	OTR TRANSPORTATION

12. SOCIAL SECURITY NUMBER	13a. RESIDENCE-STATE OR FOREIGN COUNTRY	13b. COUNTY	13c. CITY OR TOWN
[redacted]	TENNESSEE	DAVIDSON	GOODLETTSVILLE

13d. STREET AND NUMBER	13e. INSIDE CITY LIMITS?	13f. ZIP CODE	14. WAS DECEDENT EVER IN US ARMED FORCES?
2590 GREER ROAD	NO	37072	YES

15. DECEDENT'S EDUCATION	16. DECEDENT OF HISPANIC ORIGIN?	17. DECEDENT'S RACE
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE

PARENTS

18. FATHER'S NAME	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE
JAMES SMITH	ANNA (UNKNOWN)

20a. INFORMANT'S NAME	20b. RELATIONSHIP TO DECEDENT	20c. MAILING ADDRESS
LINDA USELTON	COMPANION	2590 GREER ROAD, GOODLETTSVILLE, TENNESSEE 37072

DISPOSITION

21a. METHOD OF DISPOSITION	21b. PLACE OF DISPOSITION	21c. LOCATION
BURIAL	IVY POINT CHURCH OF CHRIST CEMETERY	JOELTON, TENNESSEE

22a. SIGNATURE OF FUNERAL DIRECTOR	22b. LICENSE NUMBER	22c. SIGNATURE OF EMBALMER	22d. LICENSE NUMBER
/e/ BOBBY WAYNE COOK	6870	/e/ JIM BREWER	2969

23a. NAME AND ADDRESS OF FUNERAL HOME	23b. LICENSE NUMBER
ANDERSON AND GARRETT FUNERAL HOME, 3501 OLD CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080-8892	193

REGISTRAR

24. REGISTRAR'S SIGNATURE	25. DATE FILED
/e/ EDWARD G. BISHOP III	01/08/2018

CERTIFIER

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.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
/s/ ROBERT MILDENHALL	55388	01/04/2018

27d. NAME AND ADDRESS: ROBERT MILDENHALL 3443 DICKERSON PIKE STE 680, NASHVILLE, TENNESSEE 37207

MEDICAL CERTIFICATION

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.) →	a. ACUTE HYPOXIC RESPIRATORY FAILURE	HOURS
	DUE TO (OR A CONSEQUENCE OF)	
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	b. MYOCARDIAL INFARCTION	HOURS
	DUE TO (OR A CONSEQUENCE OF)	
	c. CORONARY ARTERY DISEASE	YEARS
	DUE TO (OR A CONSEQUENCE OF)	
	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	31. DID TOBACCO USE CONTRIBUTE TO DEATH?	32. IF FEMALE:
NATURAL	UNKNOWN	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

PH-1659 (Rev. 8/2017) RDA 10112

09754748

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.

JAN 08 2018

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

Edward G. Bishop III
State Registrar

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

0 9 7 5 4 7 4 8

Date [redacted]

CERTIFICATION OF VITAL RECORD

EXHIBIT "B"

Described property located in the 10th Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron spike in the center of Greer Road at the intersection of the center line of said road and a point in the Eastern boundary line of John Benton property; thence North 3 degrees 55 minutes East, 773 feet to an iron pin; thence South 86 degrees 05 minutes East, 445 feet to an iron stake, black gum pointers; thence South 3 degrees 25 minutes West, 560 feet to an iron stake; thence South 49 degrees 15 minutes West, 431.2 feet to the center of Greer Road; thence with the center of the same North 48 degrees 40 minutes West, 85 feet and North 57 degrees 06 minutes West, 81.9 feet to the beginning.

Included in the above description, but specifically Excluded from this conveyance is a tract or parcel of land conveyed to Thomas L. Legieza, his heirs and assigns, of record in book 7986, page 277, and corrected in book 8082, page 755, Register's Office of Davidson County, Tennessee, more specifically described as follows, to-wit:

Being Lot No.1 of the Plan of Ruby Callis' lot, as of record in book 6200, page 855, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

COPY

LAST WILL AND TESTAMENT
OF
JAMES KENNETH SMITH

I, James Kenneth Smith, a resident of Goodlettsville, Tennessee declare this to be my Last Will and revoke all former Wills and Codicils.

ARTICLE I
Identification of Family

At the present time I am unmarried and have no children. In making this Will, I do not have in mind to provide for any children hereafter born to or adopted by me.

ARTICLE II
Disposition of Remains

I direct that my remains be buried at Ivy Point Church of Christ. I authorize my Executor to carry out these directions and wishes, particularly those for the disposition of my remains.

ARTICLE III
Appointment of Fiduciaries

A. Appointment of Personal Representative. I appoint my friend, Linda Uselton, as Executor of my estate. If Linda Uselton is or becomes unable or unwilling to serve, I appoint my friend, Stephanie Uselton as alternate Executor.

B. Bond; Court Supervision. My Executor shall have the right to serve without bond and to administer and settle my estate without the intervention or supervision of any court, except to the extent required by law. Nothing herein shall prevent my Executor from seeking the assistance of the court in any situation where my Executor deems it appropriate.

ARTICLE IV
Disposition of Residue

1. Provision for Others. I give all of the rest and residue of my estate, wherever located (hereafter referred to in this Article as "residue"), to my friend, Linda Uselton. If I am not survived by any party named in this provision, I give the entire residue to Stephanie Uselton.

ARTICLE V
Alternative Methods of Distribution

A. Purpose of Article. Recognizing that under certain circumstances the terms of this Will may direct that property be distributed outright to a person who is under age twenty-one (21) or under a legal disability; I make the following provisions to facilitate the distribution of property to such persons.

B. Alternative Methods. Whenever the terms of this Will direct my personal representative (referred to in this Article as the "fiduciary") to distribute property outright to a person who is then under age twenty-one (21) or under a legal disability, the fiduciary may retain pursuant to Paragraph C. of this Article or distribute all or any portion of that property in any one or more of the following ways:

1. Delivery directly to the beneficiary;

2. Delivery to the parent or stepparent of the beneficiary;

3. Delivery to the guardian of the beneficiary's person or property;

4. Delivery to any Custodian for the beneficiary under the Uniform Gifts to Minors Act;

5. Delivery to any then existing trust created for the beneficiary;

6. Deposit in a financial institution in an account established in the name of the beneficiary alone pursuant to the laws of the State of Tennessee;

7. Storage of any tangible personal property in safekeeping with the costs of storage to be borne by the beneficiary; or

8. Sale of any tangible personal property and delivery of the proceeds in any manner permitted by this Article.

Provided the fiduciary acts in good faith, upon delivery of any property in accordance with the provisions of this Article, the fiduciary shall be discharged from all responsibilities in connection with the property.

C. Discretionary Trust. Any property not distributed as provided in Paragraph B. of this Article shall be retained by the fiduciary in trust for the beneficiary on the following terms and conditions: During any period in which the beneficiary is under a legal disability or under twenty-one (21) years of age, the fiduciary shall pay to or apply for the benefit of the beneficiary so much of the income and principal of the trust as the fiduciary, in its sole and absolute discretion, determines is advisable for the beneficiary's health, support, education and general welfare. At such time as the beneficiary is neither under a legal disability nor under age twenty-one (21), the fiduciary shall distribute any remaining trust assets to the beneficiary. If

the beneficiary dies before all of the trust assets have been distributed, the fiduciary shall distribute any remaining trust assets to the beneficiary's estate.

ARTICLE VI
Administrative Provisions

A. Powers and Duties of Personal Representative. My personal representative shall have all of the powers and duties granted to or imposed upon personal representatives serving with non-intervention powers pursuant to the laws of the State of Tennessee.

B. Debts and Expenses. All expenses of administration chargeable to principal, the expenses of the disposition of my remains, and all my legitimate debts, if and when paid, shall be paid from the principal of my residuary estate. No debt need be paid prior to its maturity in due course and except as otherwise provided in this Will no interest in any property passing under this Will need be exonerated.

C. Taxes. All estate, inheritance or other similar death taxes, together with any interest or penalties thereon, arising by reason of my death with respect to any property includable in my taxable estate, and any adjusted taxable gifts, whether passing under or outside of this Will, shall be paid from the principal of my residuary estate without reimbursement from the recipients or beneficiaries of such property, provided, however, that in the event any proceeds of insurance upon my life or any property over which I held a power of appointment are included in my estate for purposes of determining the federal estate tax liability of my estate, then the residue of my estate shall be entitled to receive from the recipients of any such proceeds or property the portion of such federal estate tax liability attributable to such proceeds or property determined in accordance with IRC §§ 2206 and 2207.

ARTICLE VII
Miscellaneous

A. Number and Gender. Unless the context indicates a contrary intent, the plural and singular forms of words shall each include the other, and every noun and pronoun shall have a meaning that includes the masculine, feminine and neuter genders.

B. Survival. To "survive" me, as that term is used in this Will, a person must continue to live for thirty (30) days after my death.

C. Descendants. The "descendants" of an individual include only the following:

1. All such individual's biological descendants, except any person not born in lawful wedlock and his descendants, unless the biological parent who would otherwise cause him or her to be a descendant has acknowledged paternity or maternity in legitimation proceedings, or in an unambiguous signed writing identifying such person by name, or by raising such person

in the same household; and

2. Persons adopted by such individual or one of his or her descendants, and their descendants.

If the parent, who would cause a person to be a descendant as defined above, is replaced in an adoption proceeding, such person shall remain a descendant unless such parent voluntarily consents to the relinquishment of his or her status as parent in connection with such adoption proceedings.

D. Heirs. The term "heirs" shall mean those persons entitled to inherit under the then-applicable laws of the State of Tennessee governing the descent of an intestate's separate estate. They shall inherit in their statutory proportions.

E. Exclusion of Pretermitted Heirs. Other than as set forth in this Will, I make no provision for any child of mine or descendant of a deceased child of mine. I specifically make no provision for any person (whether now living or hereafter born), other than a child named or referred to in Article I or a descendant of mine as defined in this Will, who may be entitled to claim an interest in my estate under the laws of the State of Tennessee.

F. Legal Disability. A person is under a legal disability if my personal representative determines, in good faith, that the person is incapable of managing his property or of caring for himself, or both, or is in need of protection or assistance by reason of physical injury or illness, mental illness, developmental disability, senility, alcoholism, excessive use of drugs, or other physical or mental incapacity.

G. Title to Real Property. Upon my death, title to any real property passing under this Will shall vest in my personal representative in his fiduciary capacity and shall remain so vested until my personal representative distributes or sells that property, at which time title shall vest in the distributee or purchaser.

H. Disclaimer. Except as may be otherwise specifically provided in this Will, in the event that any beneficiary disclaims an interest arising out of this Will or any trust created herein it is my intention that the interest disclaimed shall be distributed in the same manner and at the same time as if the disclaiming beneficiary had died immediately preceding the event pursuant to the laws of the State of Tennessee.

I. Governing Law. The provisions of this Will shall be interpreted in accordance with and in light of the laws of the State of Tennessee.

J. Corporate Successors. Whenever a corporation or other business entity is referred to herein, the reference shall include any successor organization.

K. References to Statutes. In this Will, the abbreviation "IRC" shall refer to the Internal Revenue Code of 1986 as amended.

I have initialed and dated for identification purposes all pages of this, my Last Will, and have executed the entire instrument by signing this page on the 14th day of October, 2010, at Goodlettsville Tennessee.

James Kenneth Smith

Attestation and Statement of Witnesses

Each of us declares under penalty of perjury under the laws of Tennessee that James Kenneth Smith, the Testator, signed this instrument as his Last Will in our presence, all of us being present at the same time, and we now, at the Testator's request, in the Testator's presence, and in the presence of each other, sign below as the witnesses, declaring that the Testator appears to be of sound mind and under no duress, fraud, or undue influence.

Charlotte L. Martin
[Witness Signature]

CHARLOTTE L. MARTIN
[Print Name]

Residing at
202 DRAKE STREET
GOODLETTSVILLE TN 37072

Charlotte A. Bates
[Witness Signature]

Charlotte A. Bates
[Print Name]

Residing at
903 Lewis Dr
Goodlettsville, TN 37072

ROBERT B. GALBREATH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me in my Presence, this 14th day of October, a Notary Public in and for the County of Davidson State of Tenn

(Signature) Notary Public

My commission expires Nov. 9-2012

SELF-PROVING AFFIDAVIT

COPY

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

We, James Kenneth Smith and Charlotte I. Martin and Charlotte A. Bates, the Testator and the witnesses, whose names are signed to the attached or foregoing instrument in those capacities, personally appearing before the undersigned authority and being first duly sworn, declare to the undersigned authority under penalty of perjury that: 1) the Testator declared, signed and executed the instrument as his last will; 2) he signed it willingly or directed another to sign for him; 3) he executed it as his free and voluntary act for the purposes therein expressed; and 4) each of the witnesses, at the request of the Testator, in his hearing and presence, and in the presence of each other, signed the will as witness and that to the best of his knowledge the Testator was at that time of full legal age, of sound mind and under no constraint or undue influence.

James Kenneth Smith

Charlotte I. Martin
[Witness Signature]

Charlotte A. Bates
[Witness Signature]

CHARLOTTE I MARTIN
[Print Name]

Charlotte A. Bates
[Print Name]

Residing at
202 DANKE STREET
GOODLETTSVILLE, TN 37072

Residing at
903 Lawson Dr
Goodlettsville, TN 37072

Section for Notary Public:
Subscribed, sworn and acknowledged before me by the said James Kenneth Smith, Testator, and by the said Charlotte I. Martin, and Charlotte A. Bates, witnesses, this 14th day of October, 2010.

Commission Expires
17 Nov. 2012

Robert R. Galbreath
[Signature of Notary]

Robert R. Galbreath
[Print or stamp name of Notary]

ROBERT R. GALBREATH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY