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This instrument prepared by:
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AFFIDAVIT OF HEIRSHIP AS TO CYNTHIA LONDON

The affiant, DANIEL T. LONDON, having first duly sworn according to law deposes and says:

1. This Affidavit of Heirship is being made pursuant to the provisions of Tennessee Code Annotated § 30-2-712 to set forth facts to establish the persons entitled to the estate of CYNTHIA LONDON, deceased.

2. JOSEPHINE MILLER THAMES (also known as JOSEPHINE M. THAMES) was the mother of CYNTHIA LONDON, and died on 9/11/2006.

3. JOSEPHINE MILLER THAMES owned real property by tenancy by the entireties with her husband, DANIEL L. THAMES, who predeceased her on 3/5/1999, being more particularly described as follows, to wit:

> Being Lot no. 19 on the map of Lea-Gran Estates, as of record in Book 2083, Page 88, Register's Office for Davidson County.
>
> Said lot fronts 85 feet on the easterly side of Lipscomb Drive and runs back between lines, 185.2 feet on the north line, and 268.2 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 154.1 feet.
>
> Being the same property conveyed to DANIEL L. THAMES and wife, JOSEPHINE M. THAMES by Robert M. Johnstone and wife, Georgia B. Johnstone, by deed of record in Book 4352, Page 963, Register's Office for Davidson County, Tennessee.
>
> The above described property is conveyed subject to restrictions contained in book 2277, page 107, Register's Office for Davidson County, Tennessee.
>
> This improved property known as 1105 Lipscomb Drive, Nashville, Tennessee 37204

4. JOSEPHINE MILLER THAMES died leaving a document entitled "The Last Will & Testament of Josephine Miller Thames" and said document was admitted for probate by order of the court dated 11/29/2006, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division; Docket No. 06P-1899.

5. Contained in The Last Will & Testament of JOSEPHINE MILLER THAMES, is a specific bequest which reads as follows in pertinent part:

> "I specifically bequeath my real property located at 1105 Lipscomb Dr., Nashville, Tennessee 37204, to my child, Cynthia, and my grandson, Daniel London in equal shares."

6. In the aforementioned bequest, in The Last Will & Testament of JOSEPHINE MILLER THAMES, the child, Cynthia is one in the same as CYNTHIA LONDON.

7. CYNTHIA LONDON was born 12/13/1946 and died on 12/18/2017 in Davidson County, Tennessee, intestate. The Estate of Cynthia London is subject to administration by order of the court dated 2/14/2018, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division; Docket No. 18P-199.

8. CYNTHIA LONDON is survived by one child, DANIEL T. LONDON.

9. DANIEL T. LONDON is the sole surviving child of CYNTHIA LONDON. The aforementioned individual is the sole beneficiary, as her sole heir-at-law, of CYNTHIA LONDON's entire estate including the above described real property.

Further, affiant saith not.

DANIEL T. LONDON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named DANIEL T. LONDON with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of March 2018.

NOTARY PUBLIC
My commission expires: 3/8/2022

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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D.C.

Last Will & Testament
Of
Josephine Miller Thames

I, Josephine Miller Thames, an adult resident of Davidson County, Tennessee, being more than eighteen (18) years of age and of sound and disposing mind, memory and understanding, do hereby make, publish and declare this document to be my Last Will and Testament ("Will") dated the 5 day of September, 2006 and do hereby revoke all previous wills, codicils and testamentary instruments that I may have previously made.

IMMEDIATE FAMILY

1. **Children**. References in this Will to "Child" or "Children" is to include the individual(s) specifically named in this paragraph and any of the current or future children of my marriage to my Spouse whether such current or future children be our biological children or legally adopted children. My ~~three (3)~~ two (2) living children at the time of the execution of this Will are named Thomas Eugene Thames (DOB: 7/25/45) and Cynthia Thames London (DOB: 12/13/46).

2. **Issue**. References to "Issue" in this Will shall refer to both natural-born and adopted descendants. Unless otherwise provided herein, all Issue shall take by representation (i.e. "per stirpes"), with the initial division into shares for such purpose to be the first generation below me.

BEQUESTS

3. **Tangible Personal Property**. I bequeath to my Children and grandson Daniel London, if they shall survive me, all of my tangible personal property not otherwise specifically bequeathed herein including, without limitation, my clothing, jewelry, personal effects and automobiles, to be divided among them as they may agree, but if they cannot agree, then my Executor, exercising an absolute discretion, shall divide the property among them in as equal shares as practicable. If any Child or Daniel London does not survive me, I bequeath his or her share to the survivors in equal shares, to be divided among them as they may agree, but if they cannot agree, then my Executor, exercising an absolute discretion, shall divide the property among them in as equal shares as practicable.

4. **Specific Bequests**. I specifically bequeath my real property located at 1105 Lipscomb Dr., Nashville, Tennessee 37204, to my Child, Cynthia, and my grandson, Daniel London in equal shares. The Executor is directed to provide my Child, Thomas Thames, a sum equal to one third of the assessed value of the real property in cash or other liquid assets as the Executor my deem appropriate.

5. **Residuary Estate**. I bequeath all of the rest of the property that I own at my death ("Residuary Estate") as follows:

   (a) To my Children and my grandson Daniel London, if they shall survive me, in equal shares;

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(b) If one of my Children or my grandson Daniel London does not survive me, I bequeath my Residuary Estate to the survivors in equal shares.

EXECUTOR

6. **Appointment.** I appoint the following persons to serve as the Executor of this Will, with such persons to act successively but not simultaneously, in the order named:

(a) Cynthia London;

(b) Thomas Eugene Thames

7. **Co-Executor**. In the event that it is deemed necessary or appropriate to name a Co-Executor who is a resident of the State of Tennessee, then in such event I direct that my named Executor make such appointment and that no bond shall be required of such Co-Executor unless so required by the person making the appointment.

8. **Duties & Powers**.

(a) **No Bond, Inventory or Accountings**. To the extent permitted by applicable law, no Executor shall be required to furnish bond, file any inventory (unless such inventory filing is demanded by any of the residuary distributees or legatees of my estate) or file any accountings with respect to the faithful performance of the Executor's duties. If any bond is required by law, no surety shall be required on such bond.

(b) **Power to Transfer Property**. I authorize and empower my Executor to sell and dispose of any or all of my real property and personal property in accordance with the terms of this Will, at public or private sale, at such times and on such terms and conditions as my Executor shall deem proper, and to execute, acknowledge and deliver all paper-writings, deeds of conveyance and transfers therefor.

(c) **Power to Borrow Money & Pledge Property**. I give to my Executor full power and authority to borrow such sums of money and for such periods of time and upon such terms and conditions as my Executor shall deem advisable, and to pledge as security for the repayment thereof any part of my estate, real or personal, in order to provide for payment of estate and inheritance taxes and the expense of administration.

(d) **Statutory Powers**. In addition to the powers specifically listed in this Will, the Executor, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, may exercise any and all of the powers set forth in TCA § 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in this statute on the date that I sign this Will), even if this statute is amended or repealed hereafter and even if my estate is administered in a state other than Tennessee.

(e) **Power to Withhold Reserves**. When required to make a distribution or transfer of all or part of the assets of my estate, my Executor may retain therefrom assets sufficient in the Executor's reasonable judgment to cover any liability which may then or later be imposed upon it, including, without limitation, its liability for estate, income or other taxes, until such liability shall have been finally determined.

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(f) **Fiduciary Duties**. My Executor shall be charged with the duty of good faith and reasonable care in the management of the estate, but shall not be responsible for losses, if any, resulting from honest mistake or judgment.

(g) **Distributions to Minors**. If my Executor determines that any distribution (other than those distributions subject to the testamentary trust described above) shall be paid to a minor, person under legal disability or person not adjudicated incompetent, but who, by reason of illness or mental or physical disability is, in the reasonable opinion of my Executor, unable to properly administer such distribution, then such distribution may be satisfied by my Executor in any of the following ways as my Executor deems best and the receipt of such distribution by any such person shall discharge my Executor from any further responsibility with respect to such distribution: (a) distributed directly to such beneficiary; (b) distributed to the legally appointed guardian or conservator of such beneficiary; (c) retained by my Executor using such amounts directly for the benefits of such beneficiary; (d) distributed to some relative or friend for the care, support, education and welfare of such beneficiary.

ADMINISTRATIVE PROVISIONS

9. **Debts, Administration Expenses & Taxes**. I direct that all of my legally enforceable debts (except secured debts, which may be paid or retained in the reasonable discretion of the Executor, and if paid shall be without right of contribution from my Spouse), funeral expenses, the cost of a suitable monument at my grave, the expense of my last illness, expenses of administration of my estate (both domiciliary and ancillary) and estate, inheritance and other death taxes (including interest and penalties thereon) shall be paid by my Executor as soon as practicable after my death. My Executor shall pay out of property which would otherwise become part of my residuary estate all estate, inheritance and other death taxes (including interest and penalties thereon) 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.

10. **Real Property**. Any real property that I own at my death is to be part of my probate estate and treated as forming part of my personal estate for purposes of administration.

11. **Life Insurance**. The proceeds of any life insurance payable to my Executor or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees hereunder.

12. **Casualty Insurance**. Each casualty insurance policy covering an item of property passing under this Will passes with such property. If any item of property passing under this Will has been destroyed or damaged, the insurance proceeds recovered or recoverable therefrom are to be paid to the recipient of such damaged or destroyed item in place of any destroyed item and in addition to any damaged item.

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13. **Captions.** The captions and headings of this Will are for convenience only and shall not define or limit the provisions contained herein.

IN WITNESS WHEREOF, I sign this Will, and for the purpose of identification, I have signed or initialed each page, all in the presence of the persons witnessing it, at my request, on the 5 day of September, 2006 at Nashville, Tennessee.

Josephine Miller Thames, Testator

ATTEST, that the foregoing instrument was signed, published and declared by Josephine Miller Thames ("Testator"), to be such person's Last Will and Testament ("Will") in the presence of each of us simultaneously. We further attest to the sound and disposing mind of Testator and to the Testator's acknowledgment and execution of this Will at the place and on the date hereinabove set out. We further attest that, at the Testator's request and in the Testator's presence and in the presence of each other, we have subscribed our names as witnesses to this Will.

WITNESS:

MONICA G. PERRY

WITNESS:

Susan Rae Levy

Susan Rae Levy

This Last Will & Testament was Prepared By:
Robin J. Gordon, Esq.
Gordon Law Group, PLC
P.O. Box 121214
Nashville, Tennessee 37212-1214

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AFFIDAVIT

STATE of TENNESSEE)
COUNTY of DAVIDSON)

Personally appeared before me, the undersigned notary public, Monica G. Perry and Susan Rae Levy, who after being duly sworn according to law, depose and say that:

1. They are both adults being more than eighteen (18) years of age each;

2. Monica G. Perry is an adult citizen and resident of Davidson County, Tennessee and Susan Rae Levy is an adult citizen and resident of Davidson County, Tennessee.

3. They witnessed the execution of the Last Will and Testament ("Will") of Josephine Miller Thames ("Testator"), dated the ____ day of September, 2006, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator.

4. The Testator signed said document as and for Testator's Last Will and Testament in their sight and presence at one and the same time.

5. Their signatures are affixed to the Will, they signed or affixed the Will at the instance and at the request of the Testator and in Testator's presence, and in the presence of each other, at the place and on the date recited in the Will.

6. At the time they witnessed the Will, the Testator was, in their opinion, more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear to be under any undue influence.

7. Neither witness hereto is an "interested witness" meaning that this will does not give to either witness hereto any personal or beneficial interest.

WITNESS:

Monica G. Perry

WITNESS:

Susan Rae Levy
Susan Rae Levy

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on the 7th day of September, 2006.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 25, 2009

Robin J. Gordon, Notary Public

My Commission Expires: