This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
Farmer Purcell White & Lassiter, PLLC
150 Fourth Avenue North, Suite 1820
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 120532 AFFIDAVITH
07/25/2018 10:29:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20180725-0072459

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. Mazzie Ella Meneese, a resident of Nashville, Davidson County, Tennessee, died testate in 1979 (herein called the "Decedent"), leaving no children. The Decedent was unmarried at the time of her death. The Decedent's Will was recorded in Book 5689, page 483, of the Register's Office for Davidson County, Tennessee. A copy of the Decedent's Last Will and Testament is attached as **Exhibit A** hereto.

3. At the time of the Decedent's death, she owned a fee simple interest in the following described real estate located in Davidson County, Tennessee (Map and Parcel: 105 05 0 252.00)(the "Property"):

   See Exhibit B attached hereto and incorporated herein by this reference.

4. The Decedent's sister, Callie Beatrice Abernathy, was the sole heir under the Last Will and Testament of the Decedent and, therefore, inherited the Property.

5. The Decedent's sister, Callie Beatrice Abernathy, died on March 1, 2008, testate, leaving one child, whose name is Mary La'Llellhyn Rankins-Smith (a/k/a Mary Rankins Smith).

6. Under the Last Will and Testament of Callie Beatrice Abernathy, Mary La'Llellhyn Rankins-Smith (a/k/a Mary Rankins Smith) inherited the Property from her mother. A copy of Callie Beatrice Abernathy's Last Will and Testament is attached as **Exhibit C** hereto.

7. As a result, Mary La'Llellhyn Rankins-Smith is now the current owner of any and all interest in the Property.

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 a beneficiary.

Mary L. Rankins-Smith

MARY LA'LLELLHYN RANKINS-SMITH
(a/k/a Mary Rankins Smith)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

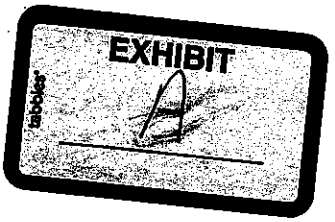
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary La'Llellhyn Rankins-Smith** (a/k/a Mary Rankins Smith), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2018.

Elizabeth Ryder Sykes

Notary Public
My commission expires: 11-5-19

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019



LAST WILL AND TESTAMENT
OF
MAZZIE ELLA MENEESE

I, Mazzie Ella Meneese, of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare, and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

Article I

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my executrix as soon as practicable after my death. To this end, I authorize my executrix to sell any of my property, real, personal, or mixed and to execute all conveyances necessary to effectuate such sale. I authorize my executrix, in her discretion, to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. I authorize my executrix, in her discretion, to make distributions in kind.

Article II

I give, devise and bequeath to my sister, Callie Beatrice Abernathy, all of my property, of whatever kind and wheresoever situate.

Article III

In the event that my sister, Callie Beatrice Abernathy, does not survive me, I give, devise and bequath all of my property, of whatever kind and wheresoever situate, to my brother, John Henry Baird.

1.626
IDENTIF. REFERENCE
12 9 12 AM '80
KZ WILSON JR REGISTER
DAVIDSON COUNTY, TENN.
PAID

Mazzie Ella Meneese

Mazzie Ella Meneese

Article V

I hereby nominate and appoint my sister, Callie Beatrice Abernathy, as executrix of this my Last Will and Testament. I direct that no bond or other security shall be required of my said executrix for the faithful performance of her duties as such and that she shall not be required to file any inventory of my estate.

Should my sister predecease me or fail or refuse to qualify, I hereby nominate and appoint my brother, John Henry Baird and C. Alan Lancaster, as alternate co-executors under the same terms and conditions heretofore set out. All references in this Will to the "Executrix" shall apply equally to the "Executor".

In witness whereof, I have hereunto set my hand to this my Last Will and Testament of Davidson County, Tennessee, this 17TH day of MAY, 1975.

Mazzie Ella Meneese.
Mazzie Ella Meneese

Signed, sealed, published and declared by the testatrix, Mazzie Ella Meneese, to be her Last Will and Testament in the presence of us, the undersigned, who at her request and in her sight and presence, and in the presence of each other, have subscribed our names as witnesses and we do hereby attest to the sound and disposing mind of said testatrix and to the performance of the aforesaid act of execution at the place and on the date herein set out.

Vickie L Bills
Witness

C. Alan Lancaster
Witness

STATE OF TENNESSEE, DAVIDSON COUNTY

68135

BOOK 5689 PAGE 485

I, BILL McPHERSON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of In Re: Last Will and Testament of Mazzie Ella Maneese, Deceased, Will filed and Probated January 9, 1980 Minute Book 262-679, Will Book 129-305 *which remains of record on file in said office.*

Given under my hand and official sea, at office, in Nashville, this 12th *day of* December 19 80

Bill McPherson
Clerk of Probate Court.

By Paul Ladd
Deputy Clerk.

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public, Barbara K. White and Tammy Wendt Mahew, who, after being first duly sworn according to law, depose and state as follows:

1. That they are citizens of Davidson and Maury Counties, respectively, and are more than Eighteen (18) years of age.

2. That they witnessed the execution of the Last Will and Testament of **CALLIE BAIRD ABERNATHY**, the Testatrix, dated September 25, 2006, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix.

3. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence at one and the same time.

4. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

5. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, more that Eighteen (18) years of age, of sound mind and disposing memory, and did not appear to be under any undue influence.

Barbara K. White
Witness

Tammy Wendt Mahew
Witness

Sworn and subscribed to before me on this the 29th day of September, 2006.

LISA A. FAULKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN.

NOTARY PUBLIC
My Commission Expires: _____.

My Commission Expires NOV. 29, 2009

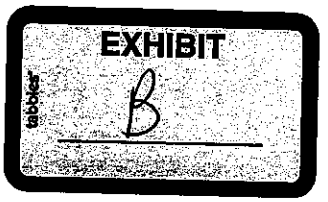
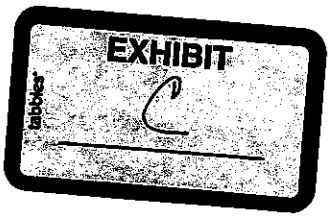


EXHIBIT B

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 67 on the Map of Bransford Realty Company's Subdivision of the north part of the A.B. Hill Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for said County. Said lot fronts 40 feet on the southerly side of Argyle Avenue and runs back between parallel lines, along the westerly margin of 11th Avenue South, 145 feet to an ally.

This is improved property known as 1101 Argyle Avenue, Nashville, Tennessee.



LAST WILL AND TESTAMENT OF CALLIE BAIRD ABERNATHY

I, **CALLIE BAIRD ABERNATHY**, currently residing in Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish and declare this document as my Will. I revoke all former wills and codicils thereto by me at any time heretofore made and with the intention of disposing of my entire estate.

ITEM I

I direct that all my just debts and funeral expenses be first paid from my estate.

ITEM II

I give, devise and bequeath all property which I own or of which I have the right of disposal at my death and which remains after my just debts and funeral expenses equally to my daughter, MARY LA'LLELLHYN RANKINS-SMITH. Should any of these individuals predecease me, then I give, devise and bequeath any share that said deceased individual would have received to any survivor or survivors in equal shares.

ITEM III

I nominate and appoint my said daughter, MARY LA'LLELLHYN RANKINS-SMITH, Executrix of this my Last Will and Testament and I authorize her to do any and all things which in her sole discretion are necessary to complete the administration and settlement of my estate, and I request that she be permitted to serve without bond or the necessity of filing inventory or accountings.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament on this 29 day of September, 2006.

Callie Baird Abernathy

CALLIE BAIRD ABERNATHY

The foregoing instrument was signed, published and declared by **CALLIE BAIRD ABERNATHY**, the Testatrix, to be her Last Will and Testament, in the presence of all of us at one and the same time, and we, at her request, and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses on this the 29th day of September, 2006, at Nashville, Tennessee, this clause having first been read to us aloud.

WITNESSES:	ADDRESSES:
Barbara K. White	133 Laird Road Nashville, TN 37205
Tammy Wendt Mahew	1121 Beechcroft Rd Spring Hill TN 37174

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public, Barbara K. White and Tammy Wendt Mahew, who, after being first duly sworn according to law, depose and state as follows:

1. That they are citizens of Davidson and Maury Counties, respectively, and are more than Eighteen (18) years of age.

2. That they witnessed the execution of the Last Will and Testament of **CALLIE BAIRD ABERNATHY**, the Testatrix, dated September 25, 2006, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix.

3. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence at one and the same time.

4. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

5. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, more that Eighteen (18) years of age, of sound mind and disposing memory, and did not appear to be under any undue influence.

Barbara K. White
Witness

Tammy Wendt Mahew
Witness

Sworn and subscribed to before me on this the 29th day of September, 2006.

NOTARY PUBLIC
My Commission Expires: _____.

ALISHA A. FAULKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2009

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019