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Batch# 154310 AFFIDAVITH
10/26/2018 10:40:40 AM 11 pgs
Fees: $57.00 Taxes: $0.00



20181026-0106218

This instrument was prepared by:
ASHLEY L. UPKINS, ESQ.

GRANTEE(S): Karl Ward
SEND TAX NOTICES TO: KARL WARD, 326 Singer Drive, Madison, Tennessee 37115

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Larry Newton Williams. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 601 Malta Drive, Nashville, Tennessee 37207, the property at issue.

3. I have personal knowledge of the matters stated in this Affidavit as I was a neighbor and friend of the Ward family for many years.

4. Maudie Lee Ward, a widow, died leaving a will on June 27, 2017 at Tristar Centennial Medical Center in Nashville, Davidson County, Tennessee. A copy of the Last Will and Testament is attached to this Affidavit as Exhibit A.

5. The Decedent, Maudie Lee Ward ("Decedent") was predeceased by her husband James E. Ward on August 29, 2011.

6. At the time of her death, her address was 2532 Whites Creek Pike, Nashville, Tennessee 37207.

7. The real property to which this Affidavit applies is located at 2532 Whites Creek Pike, Nashville, Tennessee 37207, with a mailing address of 601 Malta Drive, Nashville, Tennessee 37207, more fully described as: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Haynes Heights Subdivision, Section 1, as of record in Book 2331, page 29, Register's Office for said County. Being the same property conveyed to James E. Ward and wife Maudie L. Watson Ward, Book 00002449, Page 0000001.

8. Attached as "Exhibit B" is a copy of the Deed conveying the property to the Decedent.

9. The estate of the Decedent was administered in a proceeding supervised by the Seventh Circuit Court, Davidson County, Tennessee, case no. 17P1297.

10. Decedent's heirs and those legally entitled to the estate of the Decedent at the time of the Decedent's death are: Karl Ward.

Affiant

Sworn to and subscribed before me this 24 day of Oct., 2018.

My Commission expires: 2/4/2019

Notary Public

ASHLEY L. UPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

WILL OF MAUDIE L. WARD

I, Maudie L. Ward, a resident of Nashville, Davidson County, Tennessee, being of sound mind, do hereby make, publish, and declare this, my last Will and Testament, hereby revoking any and all my former Wills and Codicils made by me and declare this to be my Will. My husband is James E. Ward.

I. NOMINATIONS

Section I. Executor. I nominate my, son, Karl A. Ward, as Executor of my estate. If he does not act, or if he ceases to act, I nominate my grand daughter Karla A. Ward, as Executrix.

I direct the Executor to pay all my funeral expenses, all my just debts, and the expenses of administration of my estate that are payable as a result of my death, as soon as practicable after my death.

I authorize and empower my Executor to manage and control any and all assets and any or all other things of value contained in my estate during the administration thereof.

The Executor shall have the power and authority to exercise those powers as presently enumerated in Tennessee Code Annotated §35-50-110 and as it may hereinafter be amended, exercisable without obtaining prior authority from any Court, to do any act that the Executor would have the right to do under applicable law or as the absolute owner of property.

Section II. BOND. I direct that no bond be required of the Executor, nor any

successor, nominated in this my Last Will and Testament.

II. CHILDREN AND GRANDCHILDREN

I have one child now living; namely: Karl A. Ward, his wife is Glenda Ward and his two (2) daughters are Karla Ward and Jasmine Ward.

I have two (2) other grand children who are the children of my deceased son, Clarence Rudolph; namely: Monico L. Rudolph and Omari M. Rudolph.

III. DECEASED CHILDREN

If my son Karl A. Ward, predeceases me, the interest that would have passed to him had he survived me is given by right of representation to his lineal descendants who survive me and my deceased son, Clarence Rudolph's lineal descendants who survive me by right of representation.

IV. ESTATE

I hereby give, devise, and bequeath my entire estate, to my husband, James E. Ward, provided he shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

In the event my husband, James E. Ward, and I shall die under circumstances in which there is no conclusive evidence as to who died first, he shall be presumed to have died first.

The real property that I currently own as joint tenants with my husband, James E. Ward is as follows:

1) Parcel ID 059 16 0 017.00 located at 2532 Whites Creek Pk, Nashville, TN 37207 with a mailing address as 601 Malta Drive, Nashville, TN 37207. Legal Description being Lot 17 Sec 1 Haynes Hgts 151 x 172IR.

In the event my husband does not survive me, I hereby give, devise, and bequeath my entire estate, to my son, Karl A. Ward, provided he shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

In the event my son, Karl A. Ward, and I shall die under circumstances in which there is no conclusive evidence as to who died first, I shall be presumed to have died first.

V. RESIDUAL ESTATE

All the rest and remainder of the property which I may own at the time of my death is hereby designated as my residuary estate. I hereby give, devise and bequeath, the remainder of any and all residual property that I own at the time of my death, real, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, to my husband, James E. Ward, provided he shall survive me for ninety (90) days.

In the event my husband does not survive me, I hereby give, devise, and bequeath my residuary estate, to my son, Karl A. Ward, provided he shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

VI. BURIAL

It is my desire to be buried next to my husband at the Veteran's Cemetery in Nashville, Tennessee that is located near I-40 going toward Memphis off of Charlotte Pike.

VII. CONTESTED WILL

In the event of any of my grandchildren, and any and all other person or persons shall bring, maintain or participate in any proceeding to challenge or deny any of this Will, then the gift made to the person or persons who joined the proceedings or that portion of my estate that may pass to him or her, as a result of said proceedings, shall lapse and pass to my remaining grandchildren, equally, share-and-share-alike who did not participate in the proceeding.

THIS MY LAST WILL AND TESTAMENT is typewritten on four (4) pages, including the attestation clause and signatures of witnesses, and is identified by my signature.

IN WITNESS THEREOF, I MAUDIE L. WARD, have hereby set my hand to this my Last Will and Testament and I declare and publish it as such in the presence of these witnesses at Nashville, Davidson County, Tennessee.

Dated May 2, 2007.

Maudie L. Ward

MAUDIE L. WARD
TESTATRIX

This instrument, consisting of four (4) typewritten pages was signed and published by the Testatrix as her Last Will and Testament in the presence of us, who, at Testatrix's request, in her presence, and in the presence of each other have signed our names as witnesses. We each certify that at the time of the execution of this Will, the Testatrix was mentally competent and acting voluntarily.

Charisse Kendrick
101 Kiowa Trail
Madison, TN 37115

Dated May 2, 2007.

Alice M. Hopedale
488 Lemont Dr #E-149
Nashville, TN 37216

Dated May 2, 2007.

AFFIDAVIT OF WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I MAKE OATH AND AFFIRM THAT:

1. The Testatrix, MAUDIE L. WARD, signed the foregoing Last Will and Testament on the date shown on this Will, and at the time of such signing, she informed me she signed it as her Last Will and Testament.

2. She signed this Will when I was in her sight and presence. Contemporaneously with the signing, she requested me to sign the Will as her attesting witness, which I did in the sight and presence of a second witness.

3. The Testatrix is more than eighteen (18) years of age, and I am also more than eighteen (18) years of age.

4. In my judgment, the Testatrix is legally competent to make a Will.

Charisse Kendricks
Witness

Charisse Kendricks, the above named witness, personally appeared before me, a Notary public, and who being duly sworn by me, deposes and says that the statements in the foregoing affidavit are true.

Sworn to and subscribed before me this 3rd, of May, 2007.

Alicia Hart
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 14, 2009

AFFIDAVIT OF WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I MAKE OATH AND AFFIRM THAT:

1. The Testatrix, MAUDIE L. WARD, signed the foregoing Last Will and Testament on the date shown on this Will, and at the time of such signing, she informed me she signed it as her Last Will and Testament.

2. She signed this Will when I was in her sight and presence. Contemporaneously with the signing, she requested me to sign the Will as her attesting witness, which I did in the sight and presence of a second witness.

3. The Testatrix is more than eighteen (18) years of age, and I am also more than eighteen (18) years of age.

4. In my judgment, the Testatrix is legally competent to make a Will.

Witness

Alice Haspedales, the above named witness, personally appeared before me, a Notary public, and who being duly sworn by me, deposes and says that the statements in the foregoing affidavit are true.

Sworn to and subscribed before me this 2nd, of May, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 14, 2009

ALICIA HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Eight Hundred Fifty and No/100 - ($9850.00) - - - - - - - - - - DOLLARS Cash in hand paid by James E. Ward and wife, Maudie L. Watson Ward, the receipt of which is hereby acknowledged, we

N. H. BARKER AND HERSCHEL GREER

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. WARD AND WIFE, MAUDIE L. WATSON WARD 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. 17 on the Plan of Haynes Heights Subdivision, Section I, as of record in Book 2331, page 29, Register's Office for said County.

Beginning at a point in the southwesterly margin of Whites Creek Pike at the common corner of Lots Nos. 16 and 17; thence with the line between said Lots, 172 feet to a point; thence northwesterly 177.2 feet to a point in the margin of Malta Drive; thence with the margin of said Drive 147 feet to the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to a point in the margin of Whites Creek Pike; thence with the margin of same, 151 feet to the point of beginning.

Being a part of the same property conveyed to N. H. Barker and Herschel Greer by deed from L. R. Jordan and wife, of record in Book 2333, page 50, said Register's Office.
The said Herschel Greer having full power to convey the above described property as granted him in deed of record in Book 2333, page 50, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Ward and wife, Maudie L. Watson Ward their heirs and assigns, forever.

And we do covenant with the said James E. Ward and wife, Maudie L. Watson Ward that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And We, N. H. Barker and Herschel Greer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Ward and wife, Maudie L. Watson Ward their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of September, 1955

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Herschel Greer

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 office, this 9th day of September, 1955

My commission expires May 11, 1959

O. G. Jones
Notary Public