Karen Y Johnson Davidson County
Batch# 162007 AFFIDAVITH
11/16/2018 03:14:29 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20181116-0113252

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Owner: Robert W. Sturdivant

Send tax notice to: 4824 Lindell Street
Nashville, TN 37216

Map/Parcel No.: 073-05-0-186.00

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

The undersigned, being duly sworn, deposes and says: Charles E. Sturdivant a resident of Davidson County, State of Tennessee, who died October 11, 2017, held fee simple interest in the following described real estate:

> Being Lot No. 27 on the Plan of Riverwood Terrace, as of record in Book 1835, page 134, Register's Office for said County.
>
> Said Lot No. 27 fronts 107 feet on the east side of Cooper Lane, and runs back 191.64 feet on the north line and 113.76 feet on the south line, to a dead line in the rear of which it measures 125 feet.
>
> Being the same property conveyed to Charles E. Sturdivant and wife, Joe Ann Sturdivant, by deed from F. M. Martin and wife, Marie F. Martin, of record in Book 3429, page 431, Register's Office for Davidson County, Tennessee, with the said Joe Ann Sturdivant having predeceased Charles E. Sturdivant with her interest vesting in him
>
> This is improved property, known as: 2704 Cooper Lane, Nashville, TN 37216.

REFERENCE is made to prior title recorded in Book 3429, page 431, in the Register's Office of Davidson County, Tennessee.

The undersigned received a fee simple interest in the real estate described above by virtue of:

Being the sole beneficiary of the real estate under the provisions of the decedent's Will, probated in the Seventh Circuit Court of Davidson County, State of Tennessee, Case No. 18P1847. Certified copies of (i) the Order to Probate Will for Muniment of Title and (2) the decedent's Will, are attached hereto as Exhibit A.

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

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD. SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD. THIS AFFIDAVIT OF INHERITANCE IS PREPARED ON INFORMATION PROVIDED BY THE UNDERSIGNED AND NO EXAMINATION HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. THE PREPARER GIVES NO OPINION AS TO TITLE.

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 OF A TESTAMENTARY DEVISE.

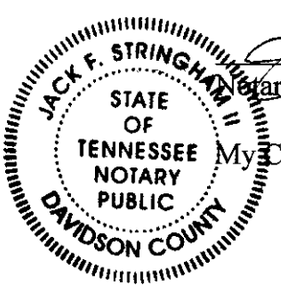
Robt W. Sturdivant

ROBERT W. STURDIVANT, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ROBERT W. STURDIVANT, Executor of the Estate of Charles E. Sturdivant, the within named bargainor, 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 he executed the forgoing instrument for the purposes therein contained as his 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 16th day of November, 2018.



Jack F Stringham

Notary Public

My Commission Expires: 1/3/22

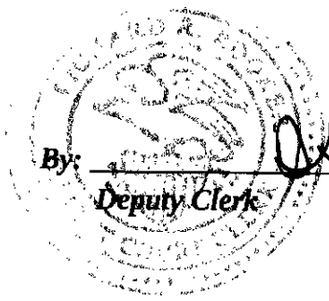
Exhibit A

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 07 day of NOVEMBER, 2018, in Docket Number 18P1847, IN RE: STURDIVANT,CHARLES E., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 09 day of NOVEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____ Deputy Clerk

[SEAL]

FILED
NOV 07 2018
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: ESTATE OF CHARLES E. STURDIVANT,)
DECEASED) NO. 18P1847

ORDER TO PROBATE WILL FOR MUNIMENT OF TITLE

This cause came to be heard before the Honorable David R. Kennedy, Sr., Judge on the 7th day of November, 2018, upon the Petition of ROBERT W. STURDIVANT to probate the Last Will and Testament of CHARLES E. STURDIVANT, deceased, pursuant to T.C.A. § 32-2-111, for the sole purpose of muniment of title. Petitioner, ROBERT W. STURDIVANT, through counsel, produced a paper writing purporting to be the Last Will and Testament of CHARLES E. STURDIVANT, deceased, dated April 26, 2012, having the name CHARLES E. STURDIVANT signed thereto and being subscribed by Sharon Muller and Lisa Miller as attesting witnesses thereto, and moved the Court that the said instrument be admitted to probate and recorded as the Last Will and Testament of the Decedent for the sole purpose of muniment of title.

It appears to the Court that (i) the Decedent's Last Will and Testament dated April 26, 2012, was written in the lifetime of the Decedent and signed by the Decedent in the presence of witnesses who, at his request and in his sight and presence, and in the sight and presence of each other, subscribed their names thereto as the attesting witnesses, (ii) the Decedent's Last Will and Testament was executed by the Decedent on the date it bears as and for his Last Will and Testament, and (iii) the Decedent was at the time of sound and disposing mind and memory and was more than eighteen (18) years of age.

It further appears to the Court that (i) the Decedent died in Davidson County, Tennessee on October 11, 2017, at the age of 88 years, (ii) the Decedent's usual place of residence at the time of his death was in Davidson County, Tennessee, (iii) the Decedent owned real property at his death, including that certain piece of real property located at 2704 Cooper Lane, Nashville, Davidson County, Tennessee 37216, (iv) the Decedent did not have a personal estate requiring a formal administration, and (v) the Decedent's Last Will and Testament is being probated for the sole purpose of muniment of title.

ALL OF WHICH IS THEREFORE ACCORDINGLY, ORDERED, ADJUDGED AND DECREED by the Court; and

IT IS FUTHER ORDERED, ADJUDGED AND DECREED by the Court that the said Last Will and Testament constitutes the true, whole and Last Will and Testament of CHARLES E. STURDIVANT, deceased, and the same is hereby admitted to probate for the sole purpose of muniment of title pursuant to T.C.A. § 32-2-111 and the Clerk of this Court is directed to file and record the same, and that no formal administration is required.

ENTERED this 7th day of Nov., 2018.

DAVID R. KENNEDY, SR., Probate Court Judge

PREPARED FOR ENTRY:

BONE McALLESTER NORTON PLLC

By: Jonathan R Burns dog William R Knight, BPR 004024

Jonathan R. Burns, #029759
511 Union Street, Suite 1600
Nashville, Tennessee 37219
(615) 238-6330
Attorneys for Petitioners

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been mailed by U.S. Mail, postage prepaid, this ____ day of November, 2018, to the following:

Robert W. Sturdivant
4824 Lindell Street
Nashville, TN 37216

Terri A. Sturdivant
4824 Lindell Street
Nashville, TN 37216

Kathleen Barnes
739 23rd St.
Nashville, TN 37209

Cindy Sinkovich
2045 Tigris Dr.
West Palm Beach, FL 33411

Justin K. Sturdivant
6400 Richfield
Bartlett, TN 38134

Eric J. Sturdivant
2704 Cooper Lane
Nashville, TN 37216

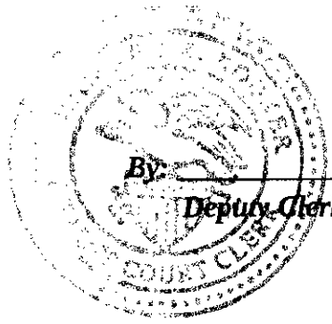
Jonathan R. Burns

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 07 day of NOVEMBER, 2018, in Docket Number 18P1847, IN RE: STURDIVANT,CHARLES E., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 09 day of NOVEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____ Deputy Clerk

[SEAL]

18P1847

FILED
NOV 07 2018
RICHARD R. ROOKER, Clerk
By

LAST WILL AND TESTAMENT

OF

CHARLES E. STURDIVANT

I, CHARLES E. STURDIVANT, of Nashville, Davidson County, Tennessee, do make, declare, and publish this to be my Last Will and Testament hereby revoking all wills and codicils which I have made previously.

I.
APPOINTMENT OF EXECUTOR

I hereby appoint Robert W. Sturdivant of 4824 Lindell Street, Nashville, Tennessee 37216, Davidson County, Tennessee, to serve as the Executor of this my Last Will and Testament. I direct that no bond or other surety be required of the above serving as my Executor in any jurisdiction. Should Robert W. Sturdivant predecease me or for any reason fail to qualify as Executor, I then and in that event appoint Terri A. Sturdivant, 4824 Lindell Street, Nashville, Tennessee 37216, as alternate Executrix.

II.
FIDUCIARY POWERS

I direct that my Executor, with respect to my estate, be authorized to exercise in his discretion, all of the fiduciary powers contained in introductory paragraphs and the subparagraphs numbered 1-33 inclusive of Tennessee Code Annotated § 35-50-110, and I hereby incorporate by reference said Code verbatim. I further direct that in the event said section has been amended or repealed, the fiduciary powers in effect at the date of execution of this Last Will and Testament, hereinabove specified, shall remain without diminution or restriction as the authorized powers of my Executor or his successors.

Charles E. Sturdivant

III.
PAYMENT OF DEBTS, ADMINISTRATION EXPENSES, AND TAXES

I direct that all my just debts, my funeral expenses, unpaid charitable pledges, and the cost of administration of my estate be paid out of my general estate by my Executor as soon as practicable after my death. To this end, I authorize my Executor to sell any of my property, real, personal, or mixed and to execute all conveyance as necessary to effectuate such sale. I direct my Executor to pay all state, inheritance, succession, and other debt taxes that may be payable to or chargeable against my estate or any of the beneficiaries thereof out of my general estate and expense administration without appointment or proration among several beneficiaries, legacies, and advisees.

IV.
DISPOSITION OF THE REST AND RESIDUE OF ESTATE

I divide all of the residue and remainder of my gross estate, real and personal, wherever situated, into as many equal shares as there are living children of mine and deceased children of mine with issue then living.

V.
SPECIFIC BEQUESTS

I give to the persons named below the following specific bequests, if owned by me at the time of my death:

1. To my daughter-in-law, Terri A. Sturdivant,
   I give: My Corner Cabinet in the living room.

   If said beneficiary does not survive me, this specific bequest will lapse, be added to the residue of my estate, and be distributed to my remainder beneficiaries as set forth below.

2. To my niece, Kathleen Barnes,
   I give: My Gnomes and Shelve Kitchen knife set on kitchen wall.

   If said beneficiary does not survive me, this specific bequest will lapse, be added to the residue of my estate, and be distributed to my remainder beneficiaries as set forth below.

3. To my niece, Cindy Sinkovich,
   I give: My china cabinet and china.
   If said beneficiary does not survive me, this specific bequest will lapse, be

Charles E. Sturdivant

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added to the residue of my estate, and be distributed to my remainder beneficiaries as set forth below.

4. To my grandson, Justin K. Sturdivant,
I give: my diamond cluster ring.

   If said beneficiary does not survive me, this specific bequest will lapse, be added to the residue of my estate, and be distributed to my remainder beneficiaries as set forth below.

5. To my grandson, Eric J. Sturdivant,
I give: My Panasonic plasma TV 32 inch.

   If said beneficiary does not survive me, this specific bequest will lapse, be added to the residue of my estate, and be distributed to my remainder beneficiaries as set forth below.

VI.
STATUTORY POWERS

The Executor shall have, and may exercise, in addition to any other powers conferred, in this Will and the powers exercised by law, and any of the powers described in the introductory paragraph and subparagraphs of Sections 1-33 of T.C.A. § 35-50-110 to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as copied herein verbatim.

Charles E Sturdivant

IN TESTIMONY WHEREOF, I have subscribed my name to this my Last Will and Testament, consisting of this and 3 other typewritten pages, and for the purposes of identification I have subscribed my signature to each page, all in the presence of the persons witnessing it at my request on this 26 day of April, 2013, at Nashville, Tennessee.

Charles E. Sturdivant
CHARLES E. STURDIVANT

This instrument was, on the day and year above written, signed, published, and declared by CHARLES E. STURDIVANT, to be his Last Will and Testament in our presence, and we at his request, have signed our names hereinbelow, as attesting witnesses to this instrument, in his presence and in the presence of each other.

WITNESS:	ADDRESS:
Sharon Muller	1222 16th Ave S Nashville TN 37212
Lisa Miller	1222 16th Ave S Nashville TN 37212

WITNESSES' AFFIDAVIT

We, the undersigned, being duly sworn, make oath as follows:

That on the day and date below written, CHARLES E. STURDIVANT, declared and signified to us that the foregoing instrument was his Last Will and Testament; that he signed the same in our presence; and in his sight and presence and in the sight and presence of each other we subscribed our names hereto as attesting witnesses; that at the time he was more than eighteen (18) years of age, of sound mind and memory, and not under any undue influence; and that we being all the attesting witnesses to said instrument, make and sign this Affidavit at his request the 26 day of April, 2013.

WITNESS:

(signature) Sharon Muller

(signature) Lisa Miller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Larry Hoover, a Notary Public for said State and County,

WITNESS:

(type/print) Sharon Muller

(type/print) Lisa Miller

With whom I am personally acquainted and who signed and executed the foregoing attestation clause and affidavit, and who being duly sworn, acknowledged that they signed and executed the same for purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of April, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-9-2014

LARRY B. HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY