Karen Johnson Davidson County
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This instrument was prepared by:
April Harris Jackson, Attorney
Graceful Aging Legal Services, PLLC
1451 Elm Hill Pike, Suite 310
Nashville, TN 37210

GRANTEE(S): CATHY JOBE

SEND TAX NOTICES TO: 3853 Creekwood Circle, Nashville, TN 37217

MAP PARCEL NUMBER: 58 15 0 082.00

# 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 CATHY JOBE. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 3853 Creekwood Circle, Nashville, Tennessee.

3. I have personal knowledge of the matters stated in this Affidavit.

4. On March 28, 2017, CHRISTINA HARRIET PARHAM, also known as CHRISTINE H. PARHAM, died owning property located at 3853 Creekwood Circle, Nashville, Tennessee. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 3853 Creekwood Circle, Nashville, Tennessee in Davidson County, Tennessee, more fully described as:

   LAND in Davidson County, Tennessee, being Lot No. 61 Creekwood North Subdivision, as of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   BEING part of the same property conveyed to Ronald Parham and wife Christine H. Parham from Barry Construction Company by warranty deed of record in Book 5551, Page 852, Register's Office for Davidson County, Tennessee.

   THIS conveyance is subject to any and all existing restrictions and easements of record.

6. At the time of the Decedent's death, the Decedent resided at 3853 Creekwood Circle, Nashville, Tennessee.

7. The estate of the Decedent was not administered in a proceeding supervised by a court. However, she did leave a Last Will and Testament, dated April 2, 2014, which leaves all real and personal property, including that described above, to CATHY JOBE. A copy of the Last Will and Testament is being filed with this Affidavit. Tenn. Code Ann. §31-2-103 provides that real property vests immediately upon the death of the Decedent in her named beneficiary according to her Last Will and Testament.

8. I am the daughter and only surviving descendant of the Decedent. I am her sole beneficiary under her Last Will and Testament as well as by intestate succession.

CATHY JOBE

Sworn to and subscribed before me this 23 day of January, 2019.

Adrian Collins
Notary Public

My Commission expires: Sept 6, 2022

ADRIAN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 6 '22

# Last Will and Testament of

## CHRISTINA H. PARHAM

I, Christina H. Parham 3853 Creekwood Circle Nashville, Tennessee Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and declare this my Last Will and Testament, hereby revoking all former wills and codicils heretofore made by me.

### ITEM I--FAMILY

A. I am not married.

B. I have one daughter Cathy Jobe of Orlando, Florida

### ITEM II--DISPOSITION OF PERSONAL PROPERTY

I instruct my executor Cathy Jobe to dispose of all my personal property she does not want.

### ITEM III--RESIDUARY ESTATE

I give, devise and bequeath the residue of my estate as follows:

My entire estate including my house at 3853 Creekwood Circle Nashville, Tennessee and its proceeds from a sale shall go to my daughter Cathy Jobe of Orlando, Florida.

### ITEM IV---DISPOSITION OF BODY

I instruct my Executors to carry out my wishes related to my remains..

### ITEM V--PERSONAL REPRESENTATIVE

I nominate and appoint as Personal Representative my daughter Cathy Jobe for this my Last Will and Testament, and shall be excused from making bond and filing an inventory or

detailed accounting in the Probate Court. My Personal Representative shall have all those powers granted by law as set forth in Tenn. Code Ann. § 35-50-110, as it is now written, and such additional powers as hereafter may be incorporated therein by amendment , and all other powers, duties, and discretions provided by law.

## ITEM VIII--ADMINISTRATIVE PROVISIONS

A. Payment of Debts, Administration Expenses and Taxes. All of my legally enforceable debts (except secured debts, which may be paid or retained in the discretion of the Personal Representative), my funeral expenses and the expenses of administration of my estate, both domiciliary and ancillary, shall be paid by my Personal Representative as soon as practicable after my death. My Personal Representative shall pay out of my residuary estate all estate, inheritance and other death taxes 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.

B. Insurance. The proceeds of any life insurance payable to my Personal Representative 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 Personal Representative may use any portion of such proceeds as my Personal Representative deems advisable for the payment of debts, expenses and taxes, but only if my Personal Representative determines such use of the proceeds is in the best interests of my beneficiaries hereunder.

**IN WITNESS WHEREOF**, I have set my hand to this my Last Will and Testament, consisting of five pages, each of which is identified by my signature thereon, this 2nd day of April 2014, in the presence of each and all of the subscribing witnesses, whom I have requested to act as such by signing the attestation clause set forth herein below.

**PAGE 2 OF MY WILL:** CHP

Christina H. Parham

**Christina H. Parham**

Signed and declared by Christina H. Parham 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 subscribed our names as witnesses and we do hereby attest to the sound and disposing mind of Christina H. Parham and to the performance of the aforesaid act of execution on the date hereinabove set out.

**WITNESSES:**

Jensi Sanders
Signature

Jensi Sanders
Print Name

Carla Gilbert
Signature

Carla Gilbert
Print Name

THIS WILL PREPARED BY:

David Ewing, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203
(615) 515-3530
dewing@rudylaw.net

**PAGE 3 OF MY WILL:** CHP

**AFFIDAVIT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned persons, after first being duly sworn according to law, depose and say:

1. They witnessed the execution of the Will of Christina H. Parham, dated the 2nd day of April, 2014 to which this Affidavit is attached, and that this Affidavit is being made at the request of such person and in accordance with the provisions of Tennessee Code Annotated Section 32-2-110.

2. Their signatures are affixed to the Will, they signed the Will at the request of such person, and in the presence of such person, and in the presence of each other witness, at the place and on the date recited in said Will.

3. Christina H. Parham, signed said paper writing as and for a Will in their sight and presence.

4. At the time they witnessed the Will, Christina H. Parham, was, in their opinion, of sound mind.

Penn Sanders
Witness/Current Address:
1616 Battlefield Drive
Nashville, TN 37204

Carla Gilbert
Witness/Current Address:
810 Cuttrell Ave.
Smithville, TN 37166

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 2nd day of April, 2014

D.T.S. Esq
Notary Public
My commission expires: Sept 27, 2017