This instrument prepared by:
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718 Thompson Lane
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Send Tax Notices to:
Phillip J. Harris
2112 Forge Ridge Circle
Nashville, TN 37217

Tax Map: 53-06-B
Parcel: 143 CO

Karen Johnson Davidson County
Batch# 196147 **AFFIDAVITH**
02/19/2019 09:23:07 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190219-0014550

GRANTEE:
Phillip J. Harris

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Pursuant to *Tennessee Code Annotated § 30-2-712*, the Undersigned, being duly sworn, deposes and says:

1. My name is Phillip J. Harris. I am over the age of 21 years and competent to testify to the statements contained herein.
2. I reside at 2112 Forge Ridge Circle, Nashville, TN 37217
3. I have personal knowledge of the matters stated in this Affidavit.
4. On December 14, 2018, my Great-Aunt, Fannie E. Neal, departed this life, Testate.
5. The real property to which this Affidavit applies is located at 1868 Merritt Street, Old Hickory, TN 37138, more fully described as:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Associates Relocation Management Company, Inc., a Colorado Corporation, by Warranty Deed from Charles R. Johnson and wife, Tracy H. Johnson of record in Book 10497, page 277, Register's Office for Davidson County, Tennessee.

6. At the time of her death, Fannie E. Neal resided at 1868 Merritt Street, Old Hickory, TN 37138
7. The estate of Fannie E. Neal was not administered in a proceeding supervised by a court.
8. Fannie E. Neal owned that certain tract or parcel of land as Tenants by the Entirety with Decedent's husband, Karl C. Neal. On January 17th, 1999, Karl C. Neal departed this life, survived by his wife, Fannie E. Neal, leaving Fanny E. Neal the sole owner of that certain tract or parcel of land.
9. Fannie E. Neal left a Last Will and Testament of Fannie E. Neal dated February 23, 2013, appointing Phillip J. Harris Executor of her estate. (Attached as Exhibit A)
10. The Last Will and Testament of Fannie E. Neal bequeaths her residuary estate to Phillip J. Harris.
11. Phillip J. Harris is the sole beneficiary of the estate of Fanny E. Neal, and rightful owner of that certain tract or parcel of land.

Phillip J Harris
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county, PHILLIP J. HARRIS with whom I am personally acquainted or known to me by producing proper identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Subscribed and Sworn to me this 23rd day of January, 2019.

Deborah A Neisz
Notary Public My commission expires: 06/19/2021

DEBORAH A NEISZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06/19/2021

LAST WILL AND TESTAMENT OF FANNIE ERNESTINE NEAL

I, **FANNIE ERNESTINE NEAL** , a resident of Old Hickory, Davidson County, Tennessee, do publish and declare this to be my Last Will and Testament, hereby revoking all prior testamentary instruments.

I. PAYMENT OF DEBTS AND TAXES

I direct that all my matured debts, funeral expenses, expenses of my last illness and for the administration of my Estate, and any estate or inheritance taxes that may be imposed by reason of my death, be paid out of my residuary estate by my Executor without proration among the several beneficiaries.

II. APPOINTMENT OF EXECUTOR

(A) I appoint my great-nephew, Phillip J. Harris, to serve as Executor of this my Last Will and Testament. In the event Phillip J. Harris is unable or unwilling to serve in said capacity, then I appoint my nephew, Larry E. Harris to serve as Executor hereunder.

(B) I direct that no bond or other security shall be required of any of the above-named fiduciaries for the faithful performance of their duties and further waive the need for the filing of any inventory or accounting with the Court.

(C) My Executor, in addition to other powers and authority granted by law or necessary or appropriate for proper administration, shall have the right and power to lease, sell, mortgage, or otherwise encumber any real or personal property that may be included in my estate, without order of court and without notice to anyone.

Fannie Ernestine Neal
FANNIE ERNESTINE NEAL

III. BEQUEST OF TANGIBLE/INTANGIBLE PROPERTY, REAL PROPERTY, AND RESIDUARY ESTATE

(A) I give, devise, and bequeath all property owned by me at the time of my death (real, personal, and residuary estate) of whatever nature and wheresoever situated, to my great-nephew, Phillip J. Harris. In the event Phillip J. Harris shall predecease me, then I give and bequeath all such property to my nephew, Larry E. Harris.

(B) In the event that I shall prepare a handwritten list directing the distribution of certain items of a purely, personal and/or sentimental nature to be given to designated individuals, and in the further event that said handwritten list shall be found or discovered with my Will, then I direct my Executor to utilize and follow said list in the distribution of any specific bequests as set forth therein.

(C) If there shall be any disagreement among my beneficiaries regarding the distribution of my estate, then I direct that my Executrix shall, in his discretion, choose the manner and method of distribution (including distributions in cash or in kind) and such manner and method so chosen by my Executrix shall be binding upon all beneficiaries.

IV. ORDER OF DEATH PRESUMPTION

If any beneficiary and I die under circumstances in which the order of our deaths cannot be factually determined, it must be presumed that I survived the beneficiary.

V. MISCELLANEOUS

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable, where appropriate, to all genders.

Fannie E. Neal
FANNIE ERNESTINE NEAL

IN WITNESS WHEREOF, I, **FANNIE ERNESTINE NEAL**, have hereunto subscribed my name to this, my Will, contained in four (4) pages, including attached Affidavit of Witnesses, on each of which I have subscribed in my name in the sight and presence of the undersigned attesting witnesses, who at my request and in my sight and presence, and in the sight and presence of each other, have subscribed their names as attesting witnesses in the City of Nashville, County of Davidson, State of Tennessee, this the 26th day of February, 2013, and pursuant to Tennessee Code Annotated Section 32-2-110, I request the attesting witnesses to make the Affidavit which is attached to this Will.

Fannie Ernestine Neal
FANNIE ERNESTINE NEAL

WITNESSES:

Dalph

Linda Schreiner

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned attesting witnesses, after first being duly sworn according to law, make oath or affirm as follows:

1. That **FANNIE ERNESTINE NEAL** signed the foregoing Last Will and Testament on the date shown on the Will, and at the time of such signing, she informed us that she signed it as her Last Will and Testament.

2. That **FANNIE ERNESTINE NEAL** signed this Last Will and Testament when we were both in her sight and presence. Contemporaneously with the signing, she requested us to sign the Will as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.

3. That **FANNIE ERNESTINE NEAL** is more than eighteen (18) years of age, and we are both more than eighteen (18) years of age.

4. In our judgment, **FANNIE ERNESTINE NEAL** is legally competent to make this Last Will and Testament.

WITNESS

WITNESS

Sworn to or affirmed and subscribed before me this the 26th day of February, 2013.

JULIE D. GRUBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

Fannie Ernestine Neal
FANNIE ERNESTINE NEAL

PAGE FOUR AND FINAL PAGE OF THE LAST WILL AND TESTAMENT OF FANNIE ERNESTINE NEAL