Karen Johnson Davidson County
Batch# 206707 AFFIDAVITH
03/18/2019 09:50:45 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190318-0024301

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): SHERRI SUSAN BEAL

SEND TAX NOTICES TO: 1234 Massman Drive, Nashville, Tennessee 37217

MAP PARCEL NUMBER: 107 14 0A 051.00

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 SHERRI SUSAN BEAL. My maiden name is SHERRI SUSAN GUFFEY. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1234 Massman Drive, Nashville, Tennessee, 37217

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

4. On December 17, 2017, WILMA LEWIS GUFFEY died owning property located at 1234 Massman Drive, Nashville, Tennessee. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 1234 Massman Drive, Nashville, Tennessee in Davidson County, Tennessee, more fully described as:

Land in Davidson County, Tennessee, being Unit No. 51 of Copperfield Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 6250, page 50, Register's Office for said County, to which said reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limed common elements of the Condominium.

Being the same property conveyed to Wilma Guffey by deed from Deborah S. Shepherd, of record in Instrument No. 20041215-0149368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions, and restrictions of record.

6. At the time of the Decedent's death, the Decedent resided at 1234 Massman Drive, Nashville, Tennessee 37217.

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 August 5, 2003, which leaves all real and personal property, including that described above, to SHERRI SUSAN GUFFEY now known as SHERRI SUSAN BEAL. 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.

Sherri S. Beal

SHERRI SUSAN BEAL

Sworn to and subscribed before me this 6th day of March, 2019.

April L. Jackson

Notary Public

My Commission expires: May 6, 2019

APRIL L. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

LAST WILL AND TESTAMENT
OF
WILMA ELMORE GUFFEY

I, Wilma Elmore Guffey, being a citizen and resident of Davidson County, Tennessee, and being of sound and disposing mind and memory, do hereby make and publish this as and for my last will and testament, hereby revoking any and all prior wills and/or codicils made by me at any time.

I give to my personal representative [Executrix, Executor, substitute(s) and/or successor(s)] and to any other fiduciary named or provided for herein or who shall hereafter be appointed by any court to carry out any provision of this will, all of the applicable powers described and/or enumerated in the introductory paragraph and thirty three numbered sub-paragraphs of T.C.A. § 35-50-110, as it is in its present form, together with any additional powers which may be added by the Legislature of Tennessee subsequent to the execution of this will and which become effective prior to my death; and,

Provided she survives me, I nominate and appoint Sherri Susan Guffey as my Executrix and waive bond, filing of inventory, all accountings and all "Status Reports" (including the "Status Report" required by the local rules of the Probate Court in Davidson County on each anniversary the estate remains open—unless the Judge refuses to honor my waiving/excusing them); however should she fail to survive me or should she cease to act as my Executrix, after once qualifying as such and prior to the closing of my estate, I nominate and appoint John Ray Elmore, as substitute or successor Executor and waive bond, filing of inventory, all accountings and all "Status Reports" (including the "Status Report" required by the local rules of the Probate Court in Davidson County on each anniversary the estate remains open—unless the Judge refuses to honor my waiving/excusing them); and,

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Provided she survives me, I give devise and bequeath unto Sherri Susan Guffey, all of my property of whatsoever kind and nature and wheresoever situated, to be hers absolutely and in *fee simple forever;* however in event Sherri Susan Guffey fails to survive me or should we both die in or as a result of a joint disaster, I give, devise, and bequeath all of my property of whatsoever kind and nature and wheresoever situated, to John Ray Elmore, to be his absolutely and in *fee simple forever.*

Should Sherri Susan Guffey and I die, under circumstances, which make it difficult if not impossible to determine which of us died first, then, it shall be presumed that I survived her and my "Last Will and Testament" shall be probated and govern the disposition of my property

In witness whereof I have hereunto set my hand to this my Last Will and Testament on 08/05/2003.

Wilma Elmore Guffey

ATTESTATION

The undersigned, do certify and attest that at the time of her execution of this *Will, Wilma Elmore Guffey,* appeared to be of sound and disposing mind and memory, *and acting under no duress,* fraud, coercion or other undue influence and she made, *published,* and declared the foregoing to be her "Last Will and Testament"; and did sign *the same in our sight* and presence; and we have signed the same as her attesting *witnesses, at her* request and in her sight and presence and in the sight and presence of each other, all on 08/05/2003.

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Witness: Debra K. Phillips

Address: 2525 Lebanon Rd, Nashville, TN 37214

Witness: Kay Lewis Fiste

Address: 2525 Lebanon Rd., Nashville, TN 37214

AFFIDAVIT OF ATTESTING WITNESSES

The undersigned, having been duly sworn, do upon our oaths, testify as follows:

1. We and each of us are adult citizens of Tennessee; and,

2. At the time of her execution of the foregoing instrument, Wilma Elmore Guffey appeared to each of us to be of sound and disposing mind and memory, and acting under no fraud, coercion, duress or other undue influence and made published and declared the instrument to which this affidavit is attached, to be her "Last Will and Testament; and,

3. She personally signed the same in our sight and presence and we have each signed the same as her attesting witnesses at her request and in her sight and presence *and in the sight and presence of each other,* on 08/05/2003.

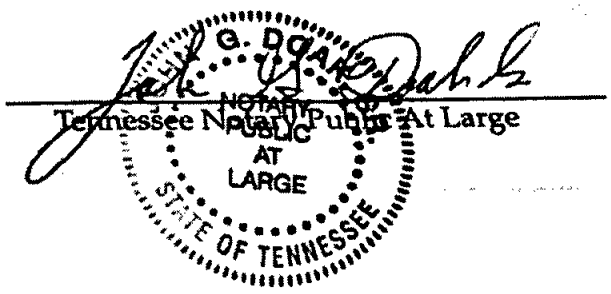
Debra K. Phillips
Affiant:

Kay Lewis Fiste
Affiant:

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State of Tennessee
County of Davidson

SWORN to and subscribed by the above affiants before me, John G. Doak, Sr., a Tennessee Notary Public At Large at office in Davidson County Tennessee on 08/05/2003 .



Tennessee Notary Public At Large

Commission Expires: 01/29/05

Page Four and the Final page of the Last Will and Testament of Wilma Elmore Guffey WEG

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