This instrument prepared by:

J. Terry Price
Guenther, Jordan & Price
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203
(615) 329-2100

Karen Johnson Davidson County
Batch# 221975 AFFIDAVITH
04/25/2019 10:20:18 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190425-0038117

Map: 142-03-0-A
Parcel: 333.00

AFFIDAVIT OF HEIRSHIP

We, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, after being duly sworn, depose and say as follows:

1. Our names are Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason and we are all adults.

2. Our mother's name was Mildred J. Neely. Our father's name was Rufus Ford Neely and was also known as Rufus F. Neely. They were married until his death in April of 2003. Our mother never had any other children.

3. Our parents only had three children who are the affiants in this affidavit, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason. We are the sole heirs at law and the sole beneficiaries under the Will of Mildred J. Neely, also known as Mildred Jean Edwards Neely.

4. Our parents, Rufus F. Neely and Mildred J. Neely, as husband and wife, purchased in October of 1995 a certain parcel of real property in Davidson County, Tennessee known as 333 Deer Lake Drive, Nashville, Tennessee 37221. It is more particularly described as follows:

> Unit No. 333 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5343, page 413, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community

in accordance with the Master Deed and Bylaws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being the same property conveyed to Rufus F. Neely and Mildred J. Neely, as husband and wife, by Warranty Deed as Deed Book 9832, Page 55, Register's Office for Davidson County, Tennessee.

5. Rufus F. Neely died in April of 2003 leaving Mildred J. Neely sole owner by operation of law. Mildred J. Neely died, unmarried, in Davidson County, Tennessee, on November 1, 2018.

6. It was not necessary to formally administer our mother's estate, however, the Last Will and Testament of Mildred J. Neely was filed in the Probate Clerk's Office for Davidson County, Tennessee as an unprobated will, identified as 19UP6, and is attached to this affidavit as Exhibit A. In Paragraph 3 of the will, our mother left her residuary estate to her three daughters, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason. As a result, we, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, are the sole heirs at law and the sole residuary beneficiaries of Mildred J. Neely and are now sole owners of the above property under the Tennessee laws of descent and distribution.

7. There were and are no debts or claims against Mildred J. Neely which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

8. There were and are no federal, state, or local taxes, including death taxes on the estate of Mildred J. Neely, which constitute a claim or lien against the property described above.

Dated this 23 day of April, 2019.

Barbara Jean Neely Webb
BARBARA JEAN NEELY WEBB

Patricia Ann Neely Sensing
PATRICIA ANN NEELY SENSING

Vickie Elaine Neely Gleason
VICKIE ELAINE NEELY GLEASON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said county, personally appeared, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason, who after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of their knowledge, information, and belief.

NOTARY PUBLIC

My Commission Expires: November 3, 2020

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit A

LAST WILL AND TESTAMENT

OF

MILDRED JEAN EDWARDS NEELY

I, Mildred Jean Edwards Neely, domiciled and residing in Nashville, Davidson County, Tennessee, declares that this is my LAST WILL AND TESTAMENT, and do hereby revoke all other Wills and Codicils previously made by me.

1. By "my children," I mean my daughters, Barbara Jean Neely Webb, Patricia Ann Neely Sensing, and Vickie Elaine Neely Gleason.
2. I direct that all of my just debts, my funeral expenses and the costs of administration of my estate be paid from cash assets of my estate or if applicable, from my burial policy as soon as practicable after my death. I further direct that all estate, inheritance, succession, legacy, transfer, and other taxes of the same nature which are payable because of my death, including any interest or penalties thereon with respect to the property comprising my estate for such tax purposes whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely out of my estate as an expense of administration and without any apportionment and with no right of reimbursement from any recipient or beneficiary of such property. I further direct that in the event that any property or interest in property passing under this Will, by operation of law, or otherwise by reason of my death (other than as a part of my residuary estate), shall be encumbered by mortgage or lien, or shall be pledged to secure an obligation, it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take it subject to all encumbrances existing at the time of my death.
3. I give, devise and bequeath all of the rest, residue, and remainder of my estate and property, real, personal, or mixed wherever situated, absolutely and forever, to my said children. If any of my children shall not survive me, then his or her share shall pass to the lawful, lineal descendants of such child or children who may be living at my death such descendants to take per stirpes and not per capita. If this should occur, my Executor or Executrix is to establish a trust fund to mature on the 30th birthday of these lineal descendants.
4. I hereby nominate appoint my daughter, Vickie Elaine Neely Gleason, of Nashville, Tennessee, as Executrix of this my LAST WILL AND TESTAMENT, and I direct that she shall serve without the necessity making bond. In the event Vickie Elaine Neely Gleason predeceases me or otherwise is unable to serve as Executrix, then I nominate and appoint my daughter, Barbara N. Webb, of Nashville, Tennessee, to serve as Executrix of this my LAST WILL AND TESTAMENT, and I direct that she shall serve without the necessity of making bond. In the event Barbara N. Webb predeceases me or otherwise is unable to serve as Executrix, then I nominate and appoint my daughter, Patricia Ann Neely Sensing, of Nashville, Tennessee, to serve as Executrix of this my LAST WILL AND TESTAMENT, and I direct that she shall serve without the necessity of making bond.

Mildred Jean Edwards Neely

Mildred Jean Edwards Neely

5. In reference to the Executor and Trustee, I hereby incorporate by reference the powers set forth in Tennessee Code Annotated, Section 35-50-110, to which reference is hereby made and which powers shall be incorporated herein by reference as though such language were set forth verbatim herein. I further authorize my Executor to deal with any real property that is a part of my probate estate as if it were personal property of my probate estate.
6. I further waive the requirement of an inventory, accounting, final inventory, or final accounting of my estate if same can be lawfully waived.
7. Wherever in this document it is provided that any person shall act or benefit hereunder if such person shall survive me, that person shall be deemed not to have survived me if he or she shall die within thirty (30) days after my death or in a common disaster with me.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and 1 preceding typewritten pages and 2 succeeding typewritten pages, and for the purpose of identification I have signed each page, all in the presence of the persons witnessing it at my request on this 21st day of February 2017 at Nashville, Tennessee.

Mildred Jean Edwards Neely
Mildred Jean Edwards Neely

ATTESTATION CLAUSE

The foregoing instrument, consisting of this and 2 preceding typewritten pages and 1 succeeding typewritten pages, was signed, sealed, published and declared by Mildred Jean Edwards Neely, the Testatrix, to be her Last Will and Testament in our presence and we at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 21st day of February, 2017, at Nashville, Tennessee.

residing at 2914 McGavock Pike
Nashville, TN 37214

residing at 617 Poplar Creek Ct.
Nashville TN 37221

Mildred Jean Edwards Neely

Mildred Jean Edwards Neely

AFFIDAVIT OF WITNESSES TO PROVE WILL

Mary Kathryn Charlton of Davidson County, Tennessee, and Charlie Tygard of Davidson County, Tennessee, after being duly sworn according to law, depose and say:

1. That they are adult citizens of their respective counties above and of sound mind.
2. That they witnessed the execution of the Last Will and Testament of **Mildred Jean Edwards Neely** (Testatrix) dated February 21, 2017, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, Section 32-2-110.
3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed their names at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.
4. That the Testatrix voluntarily signed said paper writing as and for her Last Will and Testament in their sight and presence.
5. That at the time they witnessed said will, the Testatrix was, in their opinion, of full age and of sound and disposing mind and memory and competent to make testamentary disposition of real and personal property.

Witness:
Address of Witness:
2914 McGavock Pike
Nashville, TN 37214

Witness:
Address of Witness:
617 Poplar Creek Trace Ct.
Nashville TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and Sworn to before me this 21st day of February 2017.

Notary Public
My Commission Expires: 11-3-2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CINDY S. SMITH My Commission Expires NOV. 3, 2020

Mildred Jean Edwards Neely

Mildred Jean Edwards Neely