This Instrument prepared by:
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Farmer Purcell White & Lassiter, PLLC
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Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 254208 AFFIDAVITH
07/09/2019 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190709-0066875

AFFIDAVIT OF HEIRSHIP
REGARDING MAP AND PARCELS:
05103014600, 52-6-79.00 and 108-16-0-109.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. I am known as Leslie D. Rosenbaum, Leslie Dee Rosenbaum and Leslie Rosenbaum.

3. My sister was Lori Joy Rosenbaum. She was also known as Lori J. Rosenbaum and Lori Rosenbaum.

4. My sister, Lori Joy Rosenbaum, died a resident of California on June 22, 2017.

5. Prior to the death of Lori Joy Rosenbaum, I owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 05103014600) (the "Vantrease Property") with my sister, Lori Joy Rosenbaum, ***as tenants in common***:

   Being Lot No. 64 on the plan of Stratton Heights of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to Leslie Dee Rosenbaum, a single person, and Lori Joy Rosenbaum, a single person, his/her/their heirs and assigns, by Special Warranty Deed dated April 12, 2012, from Paula. W. Reed for Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton, of record in Instrument No. 20120423-0034590, Register's Office for Davidson County, Tennessee.

   This is improved property known as 901 Vantrease Road, Madison, Tennessee 37115.

6. Prior to the death of Lori Joy Rosenbaum, I also owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 52-6-79.00) (the "Tahlena Property") with my sister, Lori Joy Rosenbaum, ***as tenants in common with right of survivorship***:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 69 and the northerly 75 feet of Lot No. 68, on the Map of Madison Heights Subdivision, Section One, as of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leslie D. Rosenbaum, an unmarried woman, and Lori J. Rosenbaum, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Sandra D. Hollingsworth, unmarried, dated June 25, 2014, of record in Instrument Number: 20140717-0063513.

This is improved property located at: 728 Tahlena Avenue, Madison, TN 37115.

The undersigned, Leslie D. Rosenbaum, conveyed her interest in this property to Leslie D. Rosenbaum, Trustee, or any successors in trust, under the Leslie D. Rosenbaum Trust dated November 3, 2010 and any amendments thereto by Quitclaim Deed from Leslie D. Rosenbaum dated January 22, 2015, of record in Instrument Number: 20150218-0013610, Register's Office for Davidson County, Tennessee.

7. Prior to the death of Lori Joy Rosenbaum, I also owned the following described real estate located in Davidson County, Tennessee (Map and Parcel: 108-16-0-109.00) (the "Priest Woods Property") with my sister, Lori Joy Rosenbaum, ***as tenants in common***:

Being Lot No. 15A, on the plan of Zone Lot Division Lot 15 & 17 of Sect 4 of Lakeview Hils Subdivisio, as the same appears of record in Plat Book 6250, Page 212, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Leslie Rosenbaum, single, and Lori Rosenbaum, single, by Warranty Deed from Stan Baskin and Emily Baskin, Husband and Wife, dated December 16, 2013, of record in Instrument Number: 20140103-0000618, Register's Office for Davidson County, Tennessee.

This is improved property located at: 3201 Priest Woods Drive, Nashville, TN 37214.

The undersigned, Leslie Rosenbaum, conveyed her one-half (½) interest in this property to Leslie D. Rosenbaum, Trustee, or any successors in trust, under the Leslie D. Rosenbaum Trust dated November 3, 2010 and any amendments thereto by Quitclaim Deed from Leslie D. Rosenbaum dated January 22, 2015, of record in Instrument Number: 20150211-0012623, Register's Office for Davidson County, Tennessee.

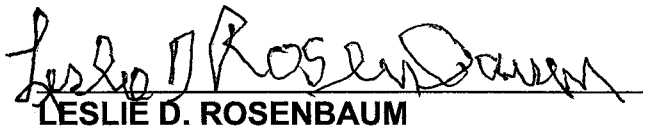
8. The Vantrease Property, Tahlena Property and the Priest Woods Property may be referred to herein collectively as the "Properties."

9. Lori Joy Rosenbaum was not married at the time of her death and did not have any children or living issue. Lori Joy Rosenbaum's parents also predeceased her. The sole living heir of Lori Joy Rosenbaum is the undersigned, Leslie D. Rosenbaum.

10. Lori Joy Rosenbaum left a Will dated February 19, 2015, as amended by that First Codicil to Will of Lori J. Rosenbaum dated May 30, 2017 (the "Will"). The Will has not been admitted to probate. The Will designates the undersigned, Leslie D. Rosenbaum, as Executor of the Lori J. Rosenbaum's estate. The sole beneficiary of the Will is the Lori J. Rosenbaum Trust dated December 16, 2010, as restated on February 19, 2015 and as amended by that First Amendment dated May 30, 2017 (the "Trust"), which Trust distributes all of Lori Joy Rosenbaum's property to the undersigned, outright and free of trust. Upon the death of Lori Joy Rosenbaum, the undersigned, Leslie D. Rosenbaum, became the successor sole Trustee and the sole beneficiary of the Trust.

11. Since the undersigned, Leslie D. Rosenbaum, is Lori Joy Rosenbaum's sole heir under law and the sole beneficiary of the Trust, the undersigned, Leslie D. Rosenbaum, is now the current owner of any and all interest that Lori J. Rosenbaum had in the Properties described herein upon the death of Lori Joy Rosenbaum.

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.



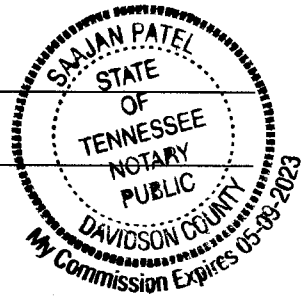
LESLIE D. ROSENBAUM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE D. ROSENBAUM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2019.

Saajan Patel
Notary Public
My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019