PREPARED BY:

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Karen Johnson Davidson County
Batch# 277674 AFFIDAVIT
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20190829-0087328

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes the affiant, Richard Wesley Meacham, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. This affidavit is given for general purposes, and specifically to confirm the vesting of title in real property commonly known as known as 1600 Tynewood Drive, Nashville, Davidson County, Tennessee 3215 (the "Property") described more fully in that Affidavit of Inheritance dated March 13, 1995 and recorded in Book 9653 Page 703 Register's Office for Davidson County Tennessee as follows:

   Being Lot No. 242 on the plan of Tynewood Estates, Section Two, as of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

   Beginning at an iron pin in the westerly margin of Tara Drive at the common corner of Lot Nos. 242 and 243 on said plan; thence with the line between said two lots, westerly 264.1 feet to an iron pin in the easterly line of Lot No. 263 on said plan; thence with the line between said Lot Nos. 242 and 263, southerly 61 feet to a concrete monument at the common corner of Lot Nos. 242, 263 and 265 on said plan; thence with the line between said Lot Nos. 242 and 265, southeasterly 263.7 feet to an iron pin in the northerly margin of Tynewood Drive; thence with the same, around a slight curve to the right, easterly 157.4 feet to a concrete monument at the beginning of a curve; thence around a curve to the left having a radius of 25 feet northerly 39 feet to a concrete monument in the westerly margin of Tara Drive; thence with the same, northerly 261.5 feet to the beginning.

   Being the same property conveyed to Harold C. Meacham (also known as Harold C. Meacham, Jr.) and wife, Frances M. Meacham as tenants by the entireties by Warranty Deed dated June 17, 1960 of record in Book 3128, page 215 Register's Office for Davidson County, Tennessee.

2. The said Harold C. Meacham died June 28, 1993, leaving Frances M. Meacham as surviving tenant by the entirety.

3. Frances M. Meacham ("Decedent") died on May 29, 2019, a resident of Davidson County, Tennessee. Decedent left a last will and testament ("Will") dated April 5, 1994, a copy of

which is attached hereto as Exhibit A. Richard Wesley Meacham successfully petitioned Court to probate this Will as a muniment of title on August 8, 2019.

4. Decedent's Will directs all the Decedent's probate property including this Property to Richard Wesley Meacham, Trustee of the Frances May Meacham Living Trust for Garrett Davidson, Rita Davidson, Harold Cleburne Meacham, III, Richard Wesley Meacham, Mary Patricia Meacham, and Their Appointees or Issue dated April 5, 1994 ("Trust"). Accordingly all right title and interest in this Property is now vested in Richard Wesley Meacham, Trustee of the Frances May Meacham Living Trust for Garrett Davidson, Rita Davidson, Harold Cleburne Meacham, III, Richard Wesley Meacham, Mary Patricia Meacham, and Their Appointees or Issue dated April 5, 1994, with full power to sell, transfer, mortgage or convey without joinder of any beneficiary.

5. The Tennessee Bureau of TennCare has released any interest in recovery from the Decedent estate. The TennCare Release is included as Exhibit B to this Affidavit.

I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

Dated this 29 day of August, 2019.

Richard Wesley Meacham, Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of August, 2019.

Notary Signature
My commission expires: 5-5-20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Richard Wesley Meacham, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on August 29, 2019.

Notary Public

My Commission Expires: 5.5.20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

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EXHIBIT A

LAST WILL AND TESTAMENT

LAST WILL AND TESTAMENT

OF

FRANCES MAY MEACHAM

I, FRANCES MAY MEACHAM, a resident and citizen of the State of Tennessee, being of sound and disposing mind and memory make this my Last Will and Testament, and revoke all my prior Wills and Codicils.

I. FIDUCIARIES.

A. I appoint my son RICHARD WESLEY MEACHAM executor. If he is unable or unwilling to serve, I appoint my son, HAROLD CLEBURNE MEACHAM, III.

B. If any fiduciary (executor or executrix) is unable or unwilling to serve, a majority of my children, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM and MARY PATRICIA MEACHAM, may appoint a successor. Any successor fiduciary must be 1) a descendent of mine who is at least thirty (30) years of age, or 2) a corporation authorized as a fiduciary and managing assets exceeding Fifty Million ($50,000,000.00) Dollars. The persons having the power to appoint a successor fiduciary may remove any fiduciary. They must sign an instrument removing the fiduciary and deliver it to him.

II. PERSONAL EFFECTS.

I give all tangible personal property used for personal purposes, club memberships, and automobiles in four shares of substantially equal value, to my three children, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM and MARY PATRICIA MEACHAM, and including one share to my grandchildren, GARRETT DAVIDSON and RITA DAVIDSON, except that I may leave a holographic codicil (dated, and signed by me entirely in my own handwriting) in my safe deposit box at THIRD NATIONAL BANK in Nashville, Tennessee and I desire that any bequests therein be honored by my fiduciaries. My executor may determine the division and distribution of this property (except items given under my holographic codicil) among the three shares for my children, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM and MARY PATRICIA MEACHAM and the fourth share for my grandchildren, GARRETT DAVIDSON and RITA DAVIDSON. If none of the foregoing survive me, I give this property as part of my remainder estate.

III. REMAINDER TO TRUST FOR FAMILY.

I give all the remainder of my property real and personal, tangible and intangible to RICHARD WESLEY MEACHAM, Trustee under the FRANCES MAY MEACHAM LIVING TRUST FOR GARRETT DAVIDSON, RITA DAVIDSON, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM, MARY PATRICIA MEACHAM, AND THEIR APPOINTEES OR ISSUE previously created by me the same date as the execution of this Will for the use and benefit of my children, HAROLD CLEBURNE MEACHAM, III, RICHARD WESLEY MEACHAM and MARY PATRICIA MEACHAM, my grandchildren, GARRETT DAVIDSON and RITA DAVIDSON, and the

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appointees or issue of my children and grandchildren, including adopted issue.

IV. POWERS OF FIDUCIARIES.

A. In extension and not in limitation of the powers given by law or other provisions of this Will, I give my fiduciaries and any successor fiduciaries all powers and authority described in the introductory paragraph and all numbered subparagraphs of § 35-50-110 of the Tennessee Code Annotated ("T.C.A.") as it presently exists and as it may be amended from time to time.

B. All fiduciaries may serve without executing bond. All fiduciaries must deliver statements of receipts and disbursements at least annually to the adult beneficiaries and to the guardians of minor beneficiaries. My fiduciaries need not file inventories or accountings with any court to the extent such filings are permitted by law to be waived.

C. If ancillary probate or administration of this Will is necessary in another jurisdiction, the fiduciaries may appoint a co-fiduciary, if required, in the ancillary jurisdiction. If a non-resident fiduciary is required to have a co-fiduciary who is a resident of Tennessee the non-resident fiduciary may appoint a qualified person or corporation co-fiduciary.

D. Any fiduciary may resign by giving 30 days written notice to the current income beneficiaries. No fiduciary may receive any severance or termination fee.

E. My fiduciaries may sell all or any part of my property in which event, the proceeds of the sale must be distributed in accordance with my directions as set forth in this Will.

F. If any beneficiary is incapacitated my fiduciaries may personally receipt to the estate for his property and store it, or deliver it to him, or deliver it to any person with whom he may reside in any case without requiring bond and having all powers with respect to the property in trust as are otherwise provided in this Will.

G. My fiduciaries may give each insurance policy and any insurance proceeds covering an item of my property to the recipient of that property without charge for any unearned premium previously paid.

V. DEBTS, COST OF ADMINISTRATION AND TAXES.

A. My fiduciaries must pay all legally enforceable debts, funeral expenses and costs of administration out of my remainder estate. Taxes may be imposed with respect to property not received by my fiduciaries as part of my probate estate, and my fiduciaries may seek reimbursement for the taxes from the recipients of the property. My fiduciaries may pay from my domiciliary estate all or any portion of the cost of ancillary administration and similar proceedings in other jurisdictions.

B. My fiduciaries may pay the current amounts due on any mortgage or other unmatured indebtedness and need not pay the entire principal balance of such indebtedness except such payments as may be in accordance with my wishes, however made known, but I do not impose any enforceable obligation in this connection.

VI. ORDER OF DEATH PRESUMPTION.

If any beneficiary and I die under circumstances in which the order of our deaths cannot be factually determined, my estate must be administered and distributed as though I survived my beneficiary.

VII. MISCELLANEOUS.

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

FMH

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B. All property held by me jointly with right of survivorship I intend to vest in the surviving joint tenant at my death.

IN WITNESS WHEREOF, I have hereunto subscribed my name in Nashville, Tennessee this 5th day of April, 1994 to this my Last Will and Testament, and have also initialled each of the pages for identification.

Frances May Meacham
FRANCES MAY MEACHAM

Signed, published and declared by the said FRANCES MAY MEACHAM, as her Last Will and Testament, in the presence of us, the undersigned, who at her request, and in her sight and presence, and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses on this 5th day of April, 1994.

M. A. Weeks
WITNESS

Nashville, TN.
ADDRESS

Pamela E. Stockard
WITNESS

Nashville, TN
ADDRESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament consisting of 3 pages, this page included, was signed by FRANCES MAY MEACHAM as and for, and that time acknowledged, published and declared by her to be her Last Will and Testament, in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the same day. We further make oath or affirm that the Testatrix was of sound and disposing memory, and not acting under the fraud, menace or undue influence of any person, that she was more than 18 years of age and that each of the attesting witnesses is more than 18 years of age.

M. A. Weeks

Pamela E. Stockard

Sworn and affirmed and subscribed to before me this 5th day of April, 1994.

Janis G. Loman
NOTARY PUBLIC

My Commission Expires: 9-21-96

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JANIS G. LOMAN NOTARY PUBLIC DAVIDSON CO., TN

FMM

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EXHIBIT B

TENNCARE RELEASE

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

6/20/2019

ANDREW BELLM
150 THIRD AVE SOUTH
SUITE 1700
NASHVILLE, TN 37201

RE: FRANCES MEACHAM
Last Four Of SSN [redacted]

Dear ANDREW BELLM:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jamecia J. Howard

True Copy Certification

I, Catherine H. Gwyn, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

