THIS AFFIDAVIT OF INHERITANCE PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 345765 AFFIDAVITH
01/21/2020 12:04:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20200121-0007207

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Sydney Rogers Cowan, being first duly sworn according to law, being of lawful age and a resident of Nashville, Davidson County, State of Tennessee since birth, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Osta Underwood (the "decedent") died on February 24, 2002. A copy of the death certificate of the decedent is attached hereto.

2. The decedent's Last Will and Testament was duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division (the "Court"), under Case No. 02P-438, and recorded in Will Book 3549, Page 654350 in the Clerk's Office for said Court. A copy of the Last Will and Testament of the decedent is attached.

3. The probate estate was closed by Order of the Court on March 12, 2002.

4. The legatee and devisee of the decedent's residuary estate under the terms of the Will is Evelyn O. Underwood.

5. The decedent died without a surviving spouse. The decedent was unmarried at her death. The decedent never had any children, born or adopted.

6. At the time of her death, the decedent owned a parcel of real estate in Davidson County, Tennessee, and being more particularly described in deed of record in Deed Book 4895,

Page 328-329, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto, more particularly described as follows:

Parcel Identification Number 104 15 0 185.00

Land in Davidson County, Tennessee, being the easterly 65 feet of lot No. 65 on the plan of Sunset Park Subdivision, as of record in Book 332, page 132, R.O.D.C., Tennessee.

Said part of lot No. 65 fronts 65 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Osta Underwood by Deed from E. Douglas Underwood and wife, Evelyn O. Underwood, of record in Book 4895, Page 328, Register Office for Davidson County, Tennessee.

This is improved property known as 2300 Ashwood Avenue, Nashville, Davidson County, Tennessee 37212.

7. This affidavit will confirm the vesting of title to the real property described above, after the death of Osta Underwood in Evelyn O. Underwood.

Further, affiant saith not.

Dated this 4th day of December, 2019.

Sydney Rogers Cowan

Sydney Rogers Cowan, Affiant

Subscribed and sworn to before me on this the 4th day of December, 2019.

Cindy Watkins

Notary Public

My Commission expires: _____

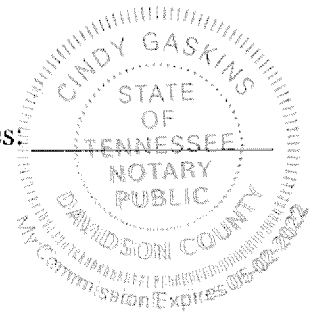
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Sydney Rogers Cowan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Cindy Gaskins
Notary Public

My Commission expires: _____



Send Tax Bills to **Evelyn O. Underwood**
c/o Sydney Rogers Cowan
4524 Beacon Drive
Nashville, TN 37215

STATE OF TENNESSEE
Office of Vital Records

0201118

2002 007900

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

DECEDENT

1 DECEDENT'S NAME (First, Middle, Last): OSTA M. UNDERWOOD
2 SEX: Female
3 DATE OF DEATH (Month, Day, Year): February 24, 2002
4 SOCIAL SECURITY NUMBER (for Decedent): -0583
5a AGE LAST BIRTHDAY (Years): 87
5b UNDER 1 YEAR — MOS. / DAYS
5c UNDER 1 DAY — HOURS / MIN.
6 DATE OF BIRTH (Month, Day, Year): Sept. 25, 1914
7 BIRTHPLACE (City and State or Foreign Country): Knoxville, Tn
8 EVER IN U.S. ARMED FORCES? 1 Yes 2 X No
9a PLACE OF DEATH (Check only one): HOSPITAL: 1 Inpatient 2 X ER/Outpatient 3 DOA; OTHER: 4 Nursing Home 5 Residence 6 Other (Specify)
9b FACILITY NAME (If not institution, give street and number): St Thomas Hospital 040
9c CITY, TOWN, OR LOCATION OF DEATH: Nashville
9d COUNTY OF DEATH: Davidson
10 MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Never Married
11 SURVIVING SPOUSE (If wife, give maiden name):
12a DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Attorney
12b KIND OF BUSINESS/INDUSTRY: Law
13a RESIDENCE STATE: Tennessee
13b COUNTY: Davidson
13c CITY, TOWN, OR LOCATION: Nashville
13d STREET AND NUMBER OR RURAL LOCATION: 2300 Ashwood Ave
CENSUS TRACT
13e INSIDE CITY LIMITS? 1 X Yes 2 No
13f ZIP CODE: 37212
14 WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No. If yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes 0 X No
15 RACE (American Indian, Black, White, etc.) (Specify): White
16 DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 5+ 05; College (1-4 or 5+):

PARENTS

17 FATHER'S NAME (First, Middle, Last): Sidney R Underwood
18 MOTHER'S NAME (First, Middle, Maiden Surname): Edith Kelly

INFORMANT

19a INFORMANT'S NAME (Type/Print): Evelyn Underwood
19b RELATIONSHIP TO DECEASED: Sister-in-Law
19c MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 7554 Buffalo Rd, Nash.Tn. 37221

DISPOSITION

20a METHOD OF DISPOSITION: 1 X Burial 2 Cremation 3 Removal from State 4 Donation 5 Other (Specify)
20b PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Woodlawn Cemetery
20c LOCATION (City or Town, State): Nashville, Tn
21a SIGNATURE OF FUNERAL DIRECTOR: Kent Wildman
21b LICENSE NUMBER OF FUNERAL DIRECTOR: 4535
21c SIGNATURE OF EMBALMER: Mike McPherson
21d LICENSE NUMBER OF EMBALMER: 5401
22a NAME AND ADDRESS OF FUNERAL HOME: Woodlawn Funeral Home, 660 Thompson Ln, Nash.Tn 37204
22b LICENSE NUMBER OF FUNERAL HOME: 933

REGISTRAR

23 REGISTRAR'S SIGNATURE:
24 DATE FILED (Month, Day, Year): March 05, 2002

CERTIFIER

25a PHYSICIAN: To the best of my knowledge, death occurred at the date and place and due to the cause(s) and manner as stated
1 X SIGNATURE AND TITLE OF PHYSICIAN: Roger A Hodge MD
25b LICENSE NUMBER: 17145
25c DATE SIGNED (Month, Day, Year): 3/4/02
26a MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the date and place and due to the cause(s) and manner as stated
2 SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b LICENSE NUMBER
26c DATE SIGNED (Month, Day, Year)
27 NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): Dr. Roger Hodge, 2002 Richard Jones Rd, Nashville, Tn. 37215
28 PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. — Approximate Interval Between

11839715

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

11839715

Date Issued: Jan 14 2020

CERTIFICATION OF VITAL RECORD

20200121000726?

Copy

Will

OF

OSTA UNDERWOOD

FILED
02 JAN 12 AM 9:14
RICHARD R. ROOKER, CLERK
D.C.

DECLARATION

Mu name is Osta Underwood and I am a resident of Davidson County, Tennessee. This is my Last Will and Testament and I hereby revoke any and all Wills heretofore made by me.

ITEM I

PERSONS NAMED HEREIN

1.1 The persons named in this Will are:

Evelyn O. Underwood, Sister-in-law

Sydney U. Rogers, niece

Paula U. Winters, niece

Belmont Heights Baptist Church, a corporation

ITEM II

PAYMENT OF OBLIGATIONS

2.1 OBLIGATIONS: I leave to the discretion of my Executor, hereinafter named, the choice of the source of funds from which shall be paid all of my legal obligations not secured by lien or mortgage, the cost of my final illness, the expenses of my funeral in excess of my prepaid plan, and any and all taxes arising by reason of my death. There shall be no proration of taxes.

202001210007207

Copy

2.2 LIST: There may be found with my Will a list of items and the persons to whom these items are to go. These will be items which I wish those named to have for themselves and is not to evade taxes. If such a list is found, I charge my Executor to carry out my wishes as stated herein as if such a list were incorporated herein and made a part of this Will verbatim. If no such list is found, all personal property shall go to Evelyn Underwood.

ITEM III

SPECIFIC BEQUESTS

3.1 After the payment of the obligations as listed in ITEM II above, if any cash or cash equivalents remain, ten (10%) percent thereof shall go to Belmont Heights Baptist Church.

ITEM IV

RESIDUARY ESTATE

4.1 DISTRIBUTION OF RESIDUARY ESTATE: All the rest, residue and remainder of my estate, consisting of any and all property whether real, personal or mixed and wheresoever situate, I devise and bequeath to my Sister-in-law, Evelyn O. Underwood, outright.

4.2 Should Evelyn O. Underwood be deceased, then my residuary estate shall be divided equally between my nieces, Sydney U. Rogers and Paula U. Winters. Should either of them be deceased, leaving surviving descendants, such decendants shall take the share of their ancestor, per stirpes.

 Osta Underwood 3/2/98

202001210007207

Copy

ITEM V.

ADMINISTRATION OF ESTATE

5.1 EXECUTOR: I nominate and appoint Evelyn O. Underwood, to serve as Executor of my estate. Should she be unable, unwilling or cease to serve, I nominate and appoint Sydney U. Rogers to serve in her place and stead, and should she be unable, unwilling or cease to serve, I nominate Paula U. Winters in her place and stead. No bond shall be required of any of them who so serve and inventory of the estate is waived.

5.2 POWERS OF EXECUTOR: During the administration of my estate my Executor shall have all of the powers granted to fiduciaries, as applicable, by TCA ¶35-50-110 et seq, as fully as if incorporated in and made a part of this Will verbatim.

IN WITNESS WHEREOF, I have hereunto set my hand, this Second day of February, 1998.

Osta Underwood

Osta Underwood, Testatrix

The avove instrument consisting of three typewritten pages, this included, was signed, published and declared by the said Osta Underwood, Testatrix, to be her Last Will and Testament in the presence of us who, at her request, and in her sight and presence and in the sight and presence of each other have subscribed our names as witnesses thereto.

Steven B. Vincent

Lucile C. Edwards

Copy

We, Steven B. Vincent and Lucile C. Edwards being the attesting witnesses to the foregoing Will of Osta Underwood, and being first duly sworn, make oath that Osta Underwood signed the foregoing Will consisting of three typewritten pages, this not included, on this the 2nd day of March, 1998, in our sight and presence and in the sight and presence of each other, at her request, signed our names thereto as attesting witnesses; that we believed the said Osta Underwood to be, at that time, of sound mind and disposing momory; and that this affidavit is being made at the request of the said Testatrix.

WITNESS our signatures on this the 2nd day of March, 1998.

Steven B. Vincent

Lucile C. Edwards

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of March, 1998.

Katheryn C. Culbertson, Notary Public

My Commission expires: 3/24/2001

BOOK 4895 PAGE 328

104-15
185
PW

QUITCLAIM DEED

This instrument made and entered into on this the 15th day of January, 1974, by and between E. Douglas Underwood and his wife, Evelyn O. Underwood, parties of the first part, of Davidson County, Tennessee, and Osta Underwood, party of the second part of Davidson County, Tennessee,

W I T N E S S E T H

That for and in consideration of the sum of Ten Dollars cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part convey and quitclaim unto the party of the second part all of their right, title and interest in and to the following described real estate, to-wit:

MAR 12 75 MISC A* 4.00 * 4.00

Being the easterly 65 feet of lot No. 65 on the plan of Sunset Park Subdivision, as of record in Book 332, page 132, R.O.D.C., Tennessee.

Said part of lot No. 65 fronts 65 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Sidney R. Underwood, et ux, Edith K. Underwood, by deed from Dorothy H. Dotson, of record in Book 2143, page 596, R.O.D.C., the said Sidney R. Underwood and Edith K. Underwood being deceased leaving surviving them their only heirs, E. Douglas Underwood, son, and Osta Underwood, daughter.

In testimony whereof, the parties of the first part have hereunto set their signatures, this the day and date first above written.

Evelyn O. Underwood

E. Douglas Underwood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

Personally appeared before me, Mamie Hutchens, a Notary Public in and for said County and State the within E. Douglas Underwood and his wife, Evelyn O. Underwood, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of ~~January~~ MARCH, 1975.

Mamie Hutchens
Notary Public

My Commission expires: January 29, 1978

OSTA UNDERWOOD
[illegible] STREET
NASHVILLE, TENNESSEE 37203

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Osta Underwood, being first duly sworn on oath depose and say that

I am the grantee in a quit claim deed from E. Douglas Underwood and wife, Evelyn O. Underwood, dated January 15, 1974, and executed March 6, 1975; that

The only consideration for the transfer of the property described in the aforesaid deed was the exchange of the interest in E. Douglas Underwood in certain property in Nashville, Davidson County, Tennessee, for the interest of Osta Underwood in certain property in Winter Haven, Polk County, Florida, in order to equalize the inheritance in kind of the estate of the deceased parents of E. Douglas Underwood and Osta Underwood, who are the only children of Sidney R. Underwood and Edith K. Underwood and that no other consideration of any kind was involved in the said exchange;

That Osta Underwood, the grantee in the said deed, is the same person as Osta Underwood, the Attorney whose stamp appears on the deed as the preparer thereof, and that the said Osta Underwood is the new owner, and her address is as shown on thedeed, namely 900 Church Street, Nashville, Tennessee, 37203, and that tax bills should be sent to the new owner at the address so shown.

Further affiant saith not.

Osta Underwood

C90363

IDENTIFICATION REFERENCE

MAR 12 10 58 AM '75

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TEENESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 11th day of March 1975.

Notary Public

My Commission expires: January 29, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OSTA UNDERWOOD
Attorney-At-Law
900 CHURCH STREET
NASHVILLE, TENNESSEE 37203

THIS INSTRUMENT PREPARED BY: Mudter Morgan, Patterson & Akins Attorneys-at-Law 2000 Richard Jones Road, Suite 110 Nashville, Tennessee 37215 Record & Return To: File Box 9-B First Title & Escrow Co., Inc.	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is $0.00. Donald Cowan JR Affiant Subscribed and sworn to before me, this 15th day of July, 2008. Emily C Hf Notary Public My Commission Expires: 5-23-09

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES, NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE.

QUITCLAIM DEED

Address New Owner: Donald Cowan, Jr. 4524 Beacon Drive Nashville, Tennessee 37215	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 130-15-41

FOR AND IN CONSIDERATION and for the express purpose of making a re-conveyance to establish title in my legal name, I, **Donald J. Cowan, Jr.**, unmarried does hereby quitclaim and convey unto **Nicholas S. Akins, Trustee**, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the northwesterly part of Lot No. 2 and all of Lot No. 3 of Block "P" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, Register's Office for said County, and described according to a survey made by John Kohl, Surveyor, dated July 8, 1971, as follows:

Beginning on the westerly margin of Beacon Drive, at the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, northwestwardly 215 feet to a point; thence westwardly 100.5 feet, more or less, and northwestwardly 209.6 feet, more or less, to the rear line of Lot No. 2; thence with the same, northeastwardly 48 feet to the rear common corner of Lots Nos. 2 and 3; thence with the rear line of Lot No. 3 northeastwardly 57.15 feet to the rear common corner of Lots Nos. 3 and 4; thence with the line between said two lots, southeastwardly 562.95 feet to the westerly margin of Beacon Drive; thence with the same, southwestwardly 117.05 feet to the beginning.

Being the same property conveyed to Donald J. Cowan, Jr. by deed dated May 2, 1987, from C.C.I., Inc., a Tennessee Corporation, of record as Book 7227, page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 4524 Beacon Drive, Nashville, Tennessee 37215

And now, **Nicholas S. Akins, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto **Donald Spencer Cameron Cowan, Jr., unmarried**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

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

Davidson County DEEDQC
Recvd: 07/16/08 12:13 2 pgs
Fees:17.00 Taxes:0.00
20080716-0072803

IN WITNESS WHEREOF, We have executed this instrument on this 15th day of July, 2008.

Donald J. Cowan Jr.
Donald J. Cowan, Jr.

Trustee
Nicholas S. Akins, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of July, 2008.

Emily C May
Notary Public

My Commission Expires: 5-23-09

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicholas S. Akins**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2008.

Emily C May
Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

