****

ADDRESS NEW OWNER:
Melissa and Larry Dean Jones
2526 Miami Avenue
Nashville, TN 37214

SEND TAX BILL TO:
Same

Map-Parcel No.
052 13 0 286.00

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

Karen Johnson Davidson County
Batch# 376905 AFFIDAVITH
03/24/2020 02:40:54 PM 10 pgs
Fees: $52.00 Taxes: $0.00

20200324-0032040

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Steve Greenwood, being of lawful age and a resident of the State of Tennessee for the past six (6) months, being first duly sworn according to law, and, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity with Robert Byron Williams.

1. Robert Byron Williams died on January 19, 2020. A Death Certificate is attached to this Affidavit.

2. At the time of his death, Robert Byron Williams was unmarried.

3. At the time of his death, Robert Byron Williams owned an interest in property located 2526 Miami Avenue, Nashville, Tennessee 37214 and more particularly described as follows:

Being all of Lot 39 of the Final Plat of Consolidation of Lots 26 Thru 64 of the Subdivision of Part of Lot No. 17 of the Subdivision of the Robert Young Farm in Pennington's Bend, Plat Book 547, Page 123, Register's Office of Davidson County, Tennessee as recorded in Instrument #201604110034398, In the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 19,936 Square Feet +/- or 0.46 Acres +/-.

Included in this Description but excluded from this conveyance is the property conveyed to Robert B. Williams in Instrument of Record 20080718-0073927, In the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 10,000 Square Feet +/- or 0.22 Acres +/-.

Being a part of the same property conveyed to Robert B. Williams by Warranty Deed Pennington Bend Group, L.P., a Tennessee limited partnership from Gordon E. Morrow, Sr., Alisa Carol Morrow Burton, Carla Ann Morrow Nixon, Maria Lynn Morrow Murdock, and Gordon E. Morrow, Jr. dated May 15, 1998, of record in Book 11026, Page 782, Register's Office for Davidson County, Tennessee.

5. Robert Byron Williams left a Last Will and Testament that was admitted to probate on February 13, 2020. In the Will, the real property located at 2526 Miami Avenue, Nashville, Tennessee was bequeathed to Melissa Sue Jones and Larry Dean Jones.

6. This Affidavit will confirm that Robert Byron Williams' ownership interest in the real property located at 2526 Miami Avenue, in Nashville, Davidson County, Tennessee and described herein, is hereby transfer to and vested in Melissa Sue Jones and Larry Dean Jones as tenants by the entirety, as per the Last Will and Testament of Robert Byron Williams.

7. Robert B. Williams and Robert Byron Williams are one and the same.

FURTHER AFFIANTS SAYETH NAUGHT

STEVE GREENWOOD

Sworn to and subscribed before me this 24th day of February, 2020.

NOTARY PUBLIC

My commission expires: 5/3/2021

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH
STATE FILE NUMBER 2020 003554

1. Decedent's Legal Name: ROBERT BYRON WILLIAMS		2. Sex: MALE	3. Date of Death: 01/19/2020
4. Time of Death (Approx.): 04:45 AM	5a. Age: 74	6. Date of Birth: 09/22/1945	7. Birthplace: DETROIT, MI
8a. Place of Death: INPATIENT			
8b. Facility Name: TRISTAR CENTENNIAL MEDICAL CENTER	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: AUCTIONEER	11b. Kind of Business/Industry: MACHINERY
12. Social Security Number: 378-46-8070	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 2526 MIAMI AVE	13e. Inside City Limits?: YES	13f. Zip Code: 37214	14. Was Decedent ever in U.S. Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: JAMES WILLIAMS		19. Mother's Name Prior to First Marriage: CLARICE BATES	
20a. Informant's Name: DEAN JONES	20b. Relationship to Decedent: SON-IN-LAW	20c. Mailing Address: 2522 MIAMI AVENUE, NASHVILLE, TN 37214	
21a. Method of Disposition: REMOVAL FROM STATE	21b. Place of Disposition: CADILLAC MEMORIAL GARDENS	21c. Location: CLINTON TOWNSHIP, MI	
22a. Signature of Funeral Director: ▶ /e/ SAMUEL BREWER	22b. License Number: 16278	22c. Signature of Embalmer: ▶ /e/ Chad Scott Keel	22d. License Number: 16263
23a. Name and Address of Funeral Home: SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216			23b. License Number: 3046
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 01/23/2020	

26. Certifier
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ ELLIOTT COHEN	27b. License Number: 58396	27c. Date Signed: 01/23/2020
27d. Name and Address: ELLIOTT COHEN 2300 PATTERSON STREET, NASHVILLE, TN 37203		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death): Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. SEPTIC SHOCK	
	b. STERNAL ABCESS	
	c. ISCHEMIC HEART DISEASE	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	32. If Female: N/A		
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1898 (Rev. 6/2017) RDA 10132

11765999

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

1 1 7 6 5 9 9 9

Date Issued: Jan 24 2020

CERTIFICATION OF VITAL RECORD

STATE OF TENNESSEE

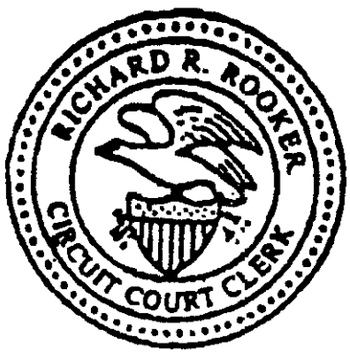
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 14 day of FEBRUARY, 2020, in Docket Number 20P174, IN RE: WILLIAMS, ROBERT BYRON, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 25 day of FEBRUARY in the year 2020 and in the 243 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



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Last Will and Testament

of

Robert B. Williams

I, Robert B. Williams, with a place of residence at 2526 Miami Avenue, Nashville, Tennessee, 37214, being of sound mind and not acting under duress or undue influence while fully understanding the nature and extent of all my property and of this disposition thereof, do hereby make, publish, and declare this document to be my Last Will and Testament, and hereby revoke any and all other wills and codicils heretofore made by me, hereinafter known as the "Testator".

1. FAMILY IDENTIFICATION

I am not married.

I have four (4) children known as: Melissa Sue Jones, Melissa Sue Williams, Kevin Williams and Jeffrey Williams.

2. EXCLUSIONS

It is my intention to exclude the following person(s) from receiving any distributions in association with this Last Will and Testament: Carla Christman, Nichole Moore, Marc Moore, Lauren Moore, Dylan Moore, Fisher Moore, Dane Moore, Michael Sprinkle, Kevin Williams and Jeffrey Williams

3. EXPENSES & TAXES

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative, hereinafter appointed, to settle and discharge, in his or her absolute discretion, any claims made against my estate to be first paid.

I further direct that my Personal Representative shall pay out of my estate any and all estate and inheritance taxes payable by reason of my death in respect of all items included in the computation of such taxes, whether passing under this Will or otherwise. Said taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

4. SPECIAL BEQUESTS

Aside from my Residual Estate, there shall be the following one (1) individual to receive a special bequest.

Melissa Williams to receive $25,000 cash (payable after the settlement and payment of any debts and expenses for Robert B. Williams)

1 CH
DG

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5. PERSONAL PROPERTY

I direct that all of my personal property that has not been directed as specific bequests or a part of my residual estate be distributed to Melissa Sue Jones and Larry Dean Jones.

6. DIGITAL ASSETS

I shall have all my social media accounts left with a Digital Assets Representative.

I direct that Larry Jones of 2522 Miami Ave, Nashville, Tennessee, 37214, Hereinafter known as the "Digital Asset Representative", to have the power and full control over all my Digital Assets listed in Addendum A. If for any reason Larry Jones is not able to serve as my Digital Asset Representative there shall be no other individual nominated and no other person shall have the legal right to access my Digital Assets.

A. Powers

The acting Digital Asset Representative shall have the unlimited power and authority over any and all of the Testator's Digital Assets which includes but is not limited to: computers, tablets/iPads, mobile phones, mobile applications, websites, or any other applications or devices which may contain binary or text formats. These powers shall not be required to be approved by any Probate Court. In addition to the powers stated, the Digital Asset Representative shall have access to all known devices and social media profiles and has the authority to upload, convert, or delete data. The powers shall continue in perpetuity.

B. Slanderous Use

If it is found that the Digital Asset Representative knowingly misrepresents, defames, or tarnishes the Testator during their management of the Digital Assets, the Digital Asset Representative shall be removed immediately from their position and the Heirs-at-Will shall designate a new Digital Asset Representative.

C. Monetary Use

If the Digital Asset Representative monetizes any part of the Digital Assets, all funds shall be distributed to the Beneficiaries in accordance with Section 7 and shall be considered part of the Residual Estate.

7. RESIDUAL ESTATE

I devise and bequeath my property, both real and personal wherever situated including any life insurance policies I may have to the following Beneficiaries.

Melissa Sue Jones, who is my daughter, and Larry Dean Jones, who is my son-in-law, are entitled to 100% of my Residual Estate.

8. OTHER PROPERTY

If there is any other property not part of the Residual Estate of Personal Property of this Last Will and Testament all other property should be should be transferred to my daughter, Melissa Sue Jones.

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9. PREDECEASE

If any child of mine should predecease me then any property that was intended for them should be distributed to Larry D. Jones.

If any of my property cannot be readily sold and distributed, then it may be donated to any charitable organization or organizations of my Personal Representative's choice. If any property cannot be readily sold or donated, my Personal Representative may, without liability, dispose of such property as my Personal Representative may deem appropriate. I authorize my Personal Representative to pay as an administration expense of my estate the expense of selling, advertising for sale, packing, shipping, insuring and delivering such property.

10. OMISSION

Except to the extent that I have included them in this Will, I have intentionally, and not as a result of any mistake or inadvertence, omitted in this Will to provide for any family members and/or issue of mine, if any, however defined by law, presently living or hereafter born or adopted.

11. PERSONAL REPRESENTATIVE

I nominate and appoint Larry D. Jones, of 2522 Miami Avenue, Nashville, Tennessee, 37214 as Personal Representative of my estate and I request that he/she be appointed temporary Personal Representative if he/she applies.

In the event my above-named Personal Representative is not able to serve, I nominate the following Second (2nd) Personal Representative:

Melissa S. Jones of 2522 Miami Avenue, Nashville, Tennessee, 37214.

In the event my above-named Personal Representative and Second Personal Representative are unable to serve, I nominate the following Third (3rd) Personal Representative:

Hannah C. Lane of 1500 Parker Road, Russellville, Arkansas, 72801.

12. DISCRETIONARY POWERS OF PERSONAL REPRESENTATIVE

My Personal Representative, shall have and may exercise the following discretionary powers in addition to any common law or statutory powers without the necessity of court license or approval:

A. To retain for whatever period my Personal Representative deems advisable any property, including property owned by me at my death, and to invest and reinvest in any property, both real and personal, regardless of whether any particular investment would be proper for a Personal Representative and regardless of the extent of diversification of the assets held hereunder.

B. To sell and to grant options to purchase all or any part of my estate, both real

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and personal, at any time, at public or private sale, for consideration, whether or not the highest possible consideration, and upon terms, including credit, as my Personal Representative deems advisable, and to execute, acknowledge, and deliver deeds or other instruments in connection therewith.

C. To lease any real estate for terms and conditions as my Personal Representative deems advisable, including the granting of options to renew, options to extend the term or terms, and options to purchase.

D. To pay, compromise, settle or otherwise adjust any claims, including taxes, asserted in favor of or against me, my estate or my Personal Representative.

E. To make any separation into shares in whole or in part in kind and at values determined by my Personal Representative, with or without regard to tax basis, and to allocate different kinds and disproportionate amounts of property and undivided interests in property among the shares.

F. To make such elections under the tax laws as my Personal Representative shall deem appropriate, including elections with respect to qualified terminable interest property, exemptions and the use of deductions as income tax or estate tax deductions, and to determine whether to make any adjustments between income and principal on account of any election so made.

G. To make any elections permitted under any pension, profit sharing, employee stock ownership or other benefit plan.

H. To employ others in connection with the administration of my estate, including legal counsel, investment advisors, brokers, accountants and agents and to pay reasonable compensation in addition to my Personal Representative's compensation.

I. To vote any shares of stock or other securities in person or by proxy; to assert or waive any stockholder's rights or privilege to subscribe for or otherwise acquire additional stock; to deposit securities in any voting trust or with any committee.

J. To borrow and to pledge or mortgage any property as collateral, and to make secured or unsecured loans. My Personal Representative is specifically authorized to make loans without interest to any beneficiary hereunder. No individual or entity loaning property to my Personal Representative or trustee shall be held to see to the application of such property.

K. To work in absolute discretion and determine the allocation of any GST exemption available to me at my death to property passing under this Will or otherwise. The determination of my Personal Representative with respect to any elections or allocation, if made or taken in good faith, shall be binding upon all affected.

L. To make decisions and settle any and all claims against the Estate including any Beneficiaries that may contest their Residual Estate or this Last Will and Testament.

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M. The Personal Representative shall not be compensated for their time and effort involved with this Last Will and Testament.

13. CONTESTING BENEFICIARY

If any beneficiary under this Will, or any trust herein mentioned, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

A. I direct that the representation by a guardian ad litem of the interests of persons unborn, unascertained or legally incompetent to act in proceedings for the allowance of accounts hereunder be dispensed with to the extent permitted by law.

14. GENDER

Whenever the context permits, the term "Personal Representative" shall include "Executor" and "Administrator," the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable. All references to the Internal Revenue Code shall mean the Internal Revenue Code of 1986 or any successor Code. All references to estate taxes shall include inheritance and other death taxes.

15. ASSIGNMENT

The interest of any beneficiary in this Will, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of their debts or obligations either in law or equity and shall not in any event pass to his, her, or their assignee under any instrument or under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

16. PET HEALTHCARE DIRECTIVE

I do not wish to create a Pet Directive. Any and all pets that may be my companion(s) at the time of my death shall be placed under the care of my Personal Representative.

17. GOVERNING LAW

This document shall be governed by the laws of the State of Tennessee.

18. SPECIAL WISHES AND DIRECTIVES

I declare that I have no Special Wishes or Directives other than what is written in this Last Will and Testament.

19. BINDING ARRANGEMENT

Any decision by my Personal Representative with respect to any discretionary power hereunder shall be final and binding on all persons interested. Unless due to m

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Executor's own willful default or gross negligence, no Executor shall be liable for said Executor's acts or omissions or those of any co-Executor or prior Executor.

I, the undersigned Robert B. Williams, do hereby declare that I signed and executed this instrument as my last Will, that I signed it willingly in the presence of each of the undersigned witnesses, and that I executed it as my free and voluntary act for the purposes herein expressed, on this 5th day of December, 2018

Testator Signature _____

Printed Name: Robert B. Williams

The foregoing instrument, on this 5 day of December, 2018, subscribed on each page and at the end thereof by Robert B Williams, the above-named Testator, and by (his/her) signed, sealed, published and declared to be (his/her) LAST WILL AND TESTAMENT, in the presence of us and each of us, who thereupon, at (his/her) request, in (his/her) presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto.

_____

Witness Signature

Carrie Hawkins 2204 Chance Dr. Hermitage, TN 37076

Print Name & Mailing Address

David Gibson

Witness Signature

David Gibson 2909 Knobdale Rd. Nashville TN 37214

Print Name & Mailing Address

State of Tennessee County of Davidson

On this 5th day of December, 2018, before me personally appeared Robert B. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of December 2018.

_____

Notary's Signature

RANDEE J CROSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Seal

My commission expires: 5/6/2019