Karen Johnson Davidson County
Batch# 409877 AFFIDAVITH
06/03/2020 03:40:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200603-0057260

This instrument prepared based on information
provided by the parties and not independent verification by:
C. Michael Robinson
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

MAP & PARCEL NUMBER
059 00 0 002.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned having been first duly sworn according to law, deposes and states as follows:

1. That I have personal knowledge of the matters stated in this Affidavit.

2. That Joseph Lee, Jr. (hereinafter "the Decedent"), a resident of Davidson County, State of Tennessee died on March 15, 2020 as evidenced by a copy of the death certificate attached as Exhibit A.

3. That the Decedent held a 25% tenants in common interest in the following described real property:

> Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, Being Lot No. 11 of Block "C" on the plan of Homeland Heights, Section 1, not of record, described according to a survey made by Blanchard and Parrish, Engineers, April 15, 1941, as follows:
> Beginning on the westerly margin of Tennessee Highway No. 112 at the corner of Lots nos. 11 and 12, being 306.19 feet, more or less, south of the southerly margin of Echo Lane; thence with the Line between said two lots, westwardly 416 feet; thence Southwardly 95.2 feet to the corner of lots Nos. 10 and 11; thence with the line Between said two lots, eastwardly 419.8 feet to the westerly margin of Tennessee Highway Bi. 112. Thence with said Highway, northwardly to the beginning.
> Being the same property conveyed to JOSEPH LEE, JR., and Wife EVELYN C. LEE By deed from Melvin L. Word an unmarried man, of record in book 7016, page 910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Lee, Jr., Evelyn C. Lee, Sharlene Browne-Lee, and Morgan Lee by Quitclaim Deed from Joseph Lee, Jr. and wife Evelyn C. Lee, of record in Instrument Number 20181226-0125264 in Register's Office for Davidson County, Tennessee.
This is improved property known as 4591 Clarksville Highway, Nashville, Tennessee 37218.

4. That the Decedent's spouse, Evelyn C. Lee, survived him.

5. That the Decedent had five (5) children during his life, whose names, relationships to the Decedent, and last known addresses are as follows:

   a. Arnetta Arnell, Daughter, 212 Fox Hollow Rd. Montgomery, AL 36109;
   b. Michael Lee, Son, 3025 Vista Drive, Nashville, TN 37218;
   c. Stephen Lee, Son, 119 Parkview Rd.; Savannah, Ga 31419;
   d. Howard Lee, Son, 23 Hoover Ln. New City, NY 10956; and
   e. Joseph Lee, III, Son, (pre-deceased).

6. That the Decedent's son, Joseph Lee, III, predeceased the Decedent, leaving three children, whose names, relationships to the Decedent, and last known addresses are as follows:

   a. Jasmine Browne, Granddaughter, 1269 B Fir Street, Fort Dix, NJ 08640;
   b. Malcolm Lee, Grandson, 12940 Bernard Ct.; Moreno Valley, Calif. 92555; and
   c. Matthew Lee. Grandson, 6556 Arlington Ave.; Riverside, Calif. 92504.

7. The above identified individuals are those who received interest in the above identified property through the laws of descent and distribution, being one of Decedent's heirs at law.

8. That *Tenn. Code Ann.* § 67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, said Affidavit being used to evidence transfer of title to the property to a beneficiary.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this the 28th day of May, 2020.

Arthur Franklin

ARTHUR FRANKLIN

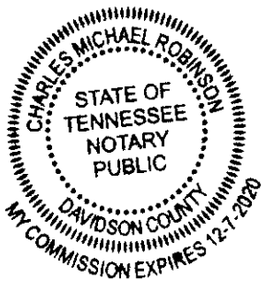
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OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **ARTHUR FRANKLIN,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 28th day of May, 2020.



NOTARY PUBLIC

My Commission Expires: 12-7-20

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH
STATE FILE NUMBER 2020 016423

1. Decedent's Legal Name: JOSEPH LEE JR.			2. Sex: MALE	3. Date of Death: 03/15/2020
4. Time of Death (Approx.): 14.00	5a. Age: 92	6. Date of Birth: 07/10/1927	7. Birthplace: KIMBERLY, AL	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 4591 CLARKSVILLE PIKE		8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON	
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): EVELYN C BURNS	11a. Decedent's Usual Occupation: TEACHER	11b. Kind of Business/Industry: EDUCATOR	
12. Social Security Number: 91	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE	
13d. Street and Number: 4591 CLARKSVILLE PIKE		13e. Inside City Limits? YES	13f. Zip Code: 37218	14. Was Decedent ever in US Armed Forces? YES
15. Decedent's Education: MASTER'S DEGREE	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN		
18. Father's Name: JOSEPH LEE SR.		19. Mother's Name Prior to First Marriage: ENDA HOUSE		
20a. Informant's Name: EVELYN C. LEE	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 4591 CLARKSVILLE PIKE, NASHVILLE, TN 37218		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: MIDDLE TENNESSEE VETERANS	21c. Location: PEGRAM, TN		
22a. Signature of Funeral Director: ▶ /e/ RICHARD A. LEWIS SR	22b. License Number: 3633	22c. Signature of Embalmer: ▶ /e/ Patrick Lamont Tucker	22d. License Number: 5072	
23a. Name and Address of Funeral Home: LEWIS AND WRIGHT FUNERAL DIRECTORS, 2500 CLARKSVILLE HIGHWAY, NASHVILLE, TN 37208-1060			23b. License Number: 612	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 03/23/2020		

25. 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/ SASHA L. BOWERS	27b. License Number: 052952	27c. Date Signed: 03/23/2020

27d. Name and Address: SASHA L. BOWERS, 1718 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. CEREBROVASCULAR DISEASE	
	b.	
	c.	
	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?

32. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death? PROBABLY	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

FH-1659 (Rev. 8/2017) RDA 10112

12336994

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 2 3 3 6 9 9 4

Date Issued: Mar 24 2020

CERTIFICATION OF VITAL RECORD