This Instrument prepared by:
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Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 476252 AFFIDAVITH
09/15/2020 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200915-0105391

AFFIDAVIT OF INHERITANCE
REGARDING
505 YOKLEY DRIVE, NASHVILLE, TENNESSEE, 37207
(MAP & PARCEL: 07101005100)

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. For purposes of this Affidavit of Inheritance, the term "Property" shall mean the following:

   Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of an unrecorded subdivision located in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George Watkins, Surveyor, October 1957. Said Lot No. 19 fronts 50 feet on the northerly side of Yokley Drive and runs back between parallel lines 150 feet to an iron pin on a line in the rear and measuring 50 feet thereon.

   This property is known as 505 Yokley Drive, Nashville, TN 37207.

3. The Property was conveyed to Thomas Williams and wife, Charlene Williams, by deed of record in Book 2795, page 503, Register's Office, Davidson County, Tennessee. Thomas Williams died intestate on March 30, 2005. Charlene Williams died intestate on January 14, 2013, leaving the following heirs at law: Charles Williams, Mary Litchford, Carlene Laster, James Williams and Fletcher Williams. The said Fletcher Williams died intestate on August 13, 2013, leaving the following heirs at law: LaToya Williams, Michelle Williams, Fletcher Williams Jr., Daresha Willams and Vakesha Williams.

4. In November of 2015, Charles Williams, Mary Litchford and James Williams, Heirs of the Estate of Charlene Williams, transferred and conveyed their interest in this Property to Carlene Laster and husband, Ronald Lee Laster, by Quitclaim Deed dated November 9, 2015 of record in Instrument No. 20151112-0114787, Register's Office, Davidson County, Tennessee (the "2015 Deed"). However, LaToya Williams, Michelle Williams, Fletcher Williams Jr., Daresha Willams and Vakesha Williams were not parties to this Quitclaim Deed.

5. In October of 2017, Charles Williams, James Williams, Mary Litchford, Latoya Williams, Michelle Williams, Fletcher Williams Jr., Daresha Williams and Vakesha Williams transferred and conveyed their interest in this Property to Carlene Laster, a married woman, by Quitclaim Deed of record in Instrument No. 20171016-0106030, Register's Office, Davidson County, Tennessee (filed on October 16, 2017) (the "2017 Deed").

6. Although Charles Williams, Mary Litchford and James Williams, Heirs of the Estate of Charlene Williams, conveyed their interest in the Property to both Ronald L. Laster and Carlene Laster pursuant to the 2015 Deed, Latoya Williams, Michelle Williams, Fletcher Williams Jr., Daresha Williams and Vakesha Williams only conveyed their interest in the Property to Carlene Laster pursuant to the 2017 Deed.

7. Carlene Laster died testate on March 26, 2020. Carlene left a Last Will and Testament dated November 14, 2003 (the "Will"), pursuant to which she bequeathed all of her property to The Ronald L. and Carlene Laster Revocable Living Trust dated November 14, 2003 (the "Trust"). A copy of Carlene Laster's Will is attached as **Exhibit A** hereto.

8. As a result, the Trust is the sole beneficiary of the interest in the Property that Carlene Laster owned in her name individually at the time of her death. Ronald L. Laster is the sole Trustee and the sole beneficiary of the Trust.

9. Upon Carlene Laster's death, Ronald L. Laster and the Trust became the owners of the Property.

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.

Ronald Laster

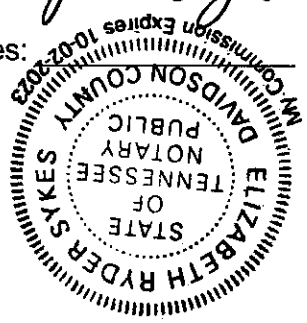
RONALD L. LASTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD L. LASTER**, 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 15th day of September, 2020.

Elizabeth Ryder Sykes
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.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023