This instrument was prepared by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080-0489
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net
From paperwork provided by clients –
No Title examination requested.

Karen Johnson Davidson County
Batch# 677609 AFFIDAVITH
07/15/2021 11:30:02 AM 22 pgs
Fees: $112.00 Taxes: $0.00
20210715-0095309

NEW OWNERS:

Map & Parcel No: 03900000600

Roger Dean Brown
6264 Freudeman Road
Whites Creek, TN 37189

SEND TAX NOTICE TO:

Roger Dean Brown
664 Freudeman Road
Whites Creek, TN 37189

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes the Affiant, Olen Chester Vaughn Sr., being first duly sworn according to law, and being of lawful age and residing for the past 70 or more years in Davidson County, State of Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated hereby swear to the following of his own free will and based upon his personal knowledge and familiarity:

1. As evidenced by a Certificate of Death attached hereto as Exhibit "A", Luella B. Brown died testate on 04 September 2020.

2. The decedent died without a spouse. The decedent was married once during her lifetime to William J. Brown, who she divorced on March 28, 1983, in the Fifth Circuit Court for Davidson County, Tennessee, docket No.: 82D-1989, as evidenced by Final Decree of record in the Circuit Court Clerk's Office for Davidson County, Tennessee.

3. The decedent died leaving six living biological children: James E. Brown, Joy M. Hendrickson, Clyde D. Brown, Roger Dean Brown, Linda B. Krantz and Teresa Jean Brewer. The decedent was predeceased by one child, Larry Thomas Brown, who left two children: Carolyn (Brown) Huskey and Michael Brown. To the best of affiant's knowledge, information and belief, the decedent never gave birth or adopted any other child or children.

At the time of her death, the decedent owned Lot Number 1 on Fruedeman Road described as follows to wit:

SEE EXHIBIT "B"
ATTACHED HERETO
FOR COMPLETE DESCRITION
OF PROPERTY

Being a portion of property conveyed to William J. Brown and wife, Luella Bell Brown, by deed from Herschel Hardin and wife, Margaret L. Hardin, of record in Instrument Number Book 3919, Page 313, and further conveyed to Louella B. Brown by deed from William J. Brown of record in Book 6069, page 552. And being property conveyed to William J. Brown and wife, Luella Belle Brown by deed from Robert L. Willis and wife, Annie Jean Willis of record in Book 4008, page 742, and further conveyed to Louella B. Brown by deed from William J. Brown of record in Book 6069, page 554. Register's Office for Davidson County, Tennessee.

This is improved property known as 6264 Freudeman Road, Whites Creek, Tennessee.

SUBJECT TO Government zoning, subdivision ordinances, regulations or easements in effect thereon.

REFERENCE is made to prior title recorded in Book 6069, Page 552, and Book 6069, page 554, Register's Office for Davidson County, Tennessee.

5. Roger Dean Brown, received one hundred percent (100%) interest in the real estate described above by virtue of being the recipient of said property under the Last Will and Testament of Luella B. Brown, deceased. A Certified copy of the Last Will and Testament of Luella B. Brown is attached as Exhibit "C".

6. As evidenced by a Release from the Tennessee Bureau of TennCare attached hereto as Exhibit "D", the decedent never received any long term aid from the Bureau of Tenncare.

7. There are no debts or known encumbrances remaining that are or might become a lien on the interest in the described real estate.

8. This Affidavit will confirm the vesting of title to the real property located at 6264 Freudeman Road, Whites Creek, Davidson County, Tennessee, after the death of Luella B. Brown a/k/a Luella Bell Brown a/k/a Louella B. Brown, in Roger Dean Brown, beneficiary under the Last Will and Testament of Luella B. Brown, deceased.

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 the beneficiaries.

Each of the beneficiaries listed herein join in this affidavit, as evidenced by their signatures below, under oath, affirm the information contained hereinabove is true to the best of their knowledge, information and belief.

Further, Affiants saith not.

Dated this 29th day of June, 2021.

Olen Chester Vaughn Sr.

OLEN CHESTER VAUGHN SR., FAMILY FRIEND

SWORN TO AND SUBSCRIBED before me on this the 29th day of June, 2021.

Howard M. Skipworth

NOTARY PUBLIC

My Commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Olen Chester Vaughn Sr.
OLEN CHESTER VAUGHIN SR., FAMILY FRIEND

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **OLEN CHESTER VAUGHIN SR.**, the within named affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 29th day of June, 2021.

Howard M. Skipworth
NOTARY PUBLIC

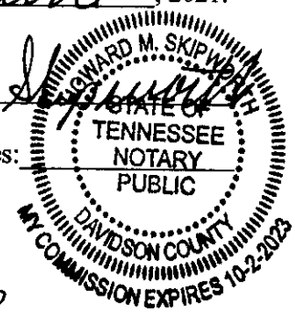
My Commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

JAMES E. BROWN, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 29th day of June, 2021.

NOTARY PUBLIC
My Commission expires: _____



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

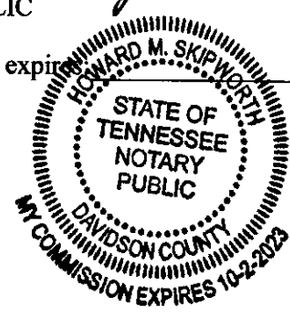
JAMES E. BROWN, BENEFICIARY

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JAMES E. BROWN**, the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 29th day of June, 2021.

NOTARY PUBLIC

My Commission expires: _____



Linda C Krantz
LINDA C. KRANTZ, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 29th day of June, 2021.

Howard M. Skipworth
NOTARY PUBLIC
My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Linda C Krantz
LINDA C. KRANTZ, BENEFICIARY

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **LINDA C. KRANTZ**, the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as 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 29th day of June, 2021.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

JOY M. HENDRICKSON, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 29th day of June 2021.

NOTARY PUBLIC
My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

JOY M. HENDRICKSON, BENEFICIARY

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JOY M. HENDRICKSON**, the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as 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 29th day of June 2021.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

ROGER DEAN BROWN, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 29th day of June, 2021.

NOTARY PUBLIC
My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ROGER DEAN BROWN, BENEFICIARY

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **ROGER DEAN BROWN**, the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 29th day of June, 2021.

NOTARY PUBLIC

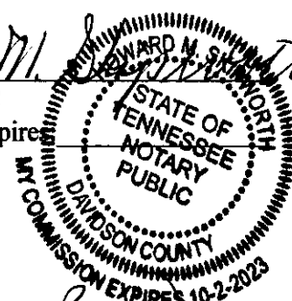
My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Clyde D. Brown
CLYDE D. BROWN, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 29th day of June, 2021.

Howard M. Skipworth
NOTARY PUBLIC
My Commission expires:



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

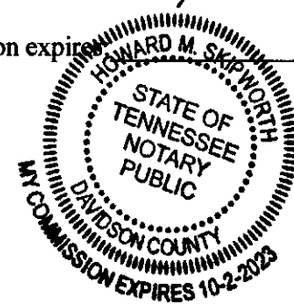
Clyde D. Brown
CLYDE D. BROWN, BENEFICIARY

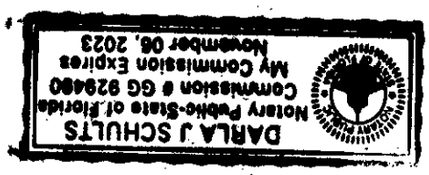
Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **CLYDE D. BROWN**, the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 29th day of June, 2021.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:





Teresa Jean Brewer
TERESA JEAN BREWER, BENEFICIARY

SWORN TO AND SUBSCRIBED before me on this the 5th day of July, 2021.

Darla J. Schults
NOTARY PUBLIC
My Commission expires: November 08, 2023

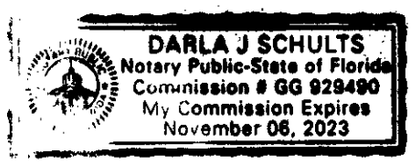
STATE OF FLORIDA)
)
COUNTY OF BREVARD)

Teresa Jean Brewer
TERESA JEAN BREWER, BENEFICIARY

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **TERESA JEAN BREWER** the within named child, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as 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 5th day of July, 2021.

Darla J. Schults
NOTARY PUBLIC



My Commission expires: November 08, 2023

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2020 054214

1. Decedent's Legal Name		2. Sex	3. Date of Death
LUELLA B. BROWN		FEMALE	09/04/2020
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**
12:51 AM	90	04/08/1930	ASHLAND CITY, TN
8a. Place of Death			
DECEDENT'S HOME			
8b. Facility Name	**8c. City or Town**		**8d. County of Death**
6268 FREUDEMAN ROAD	WHITES CREEK		DAVIDSON
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**
DIVORCED		CUSTOMER SERVICE	FOOD SERVICE
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**
[redacted]	TENNESSEE	DAVIDSON	WHITES CREEK
13d. Street and Number	**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
6268 FREUDEMAN ROAD	YES	37189	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**	
8TH GRADE OR LESS	NO, NOT SPANISH/HISPANIC/LATINO	WHITE	
18. Father's Name		**19. Mother's Name Prior to First Marriage**	
JAMES ISAAC YORK		EMMIE MAE NEWMAN	
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**	
LINDA KRANTZ	DAUGHTER	3245 ASHLAND CITY RD., CLARKSVILLE, TN 37043	
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**	
BURIAL	EVER REST OF CHEATHAM	PLEASANT VIEW, TN	
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**
▶ /e/ BOBBY WAYNE COOK	6870	▶ /e/ Robert Gregory Degnan	6919
23a. Name and Address of Funeral Home			**23b. License Number**
ANDERSON AND GARRETT FUNERAL HOME, 3501 OLD CLARKSVILLE PIKE, JOELTON, TN 37080-8892			193
24. Registrar's Signature		**25. Date Filed**	
▶ /e/ EDWARD G BISHOP III		09/09/2020	

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	27b. License Number	27c. Date Signed
▶ /e/ SASHA L. BOWERS	052952	09/08/2020
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. CARDIOVASCULAR 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?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

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-1658E RDA 10112

11864926

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 8 6 4 9 2 6

Date Issued: Sep 10 2020

[redacted]

CERTIFICATION OF VITAL RECO

EXHIBIT "B"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot Number 1 on the Final Plat of Loella Brown a/k/a Louella Brown a/k/a Luella B. Brown Lot Fruedeman Road, of record in Plat Book 8250, page 534, Register' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

PLAT CONTAINS 2.006 ACRES

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

NOTE:
THE PROPERTY SHOWN ON THIS PLAT IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE.
SEE PANEL NO 470040-100 B, 6/15/82.

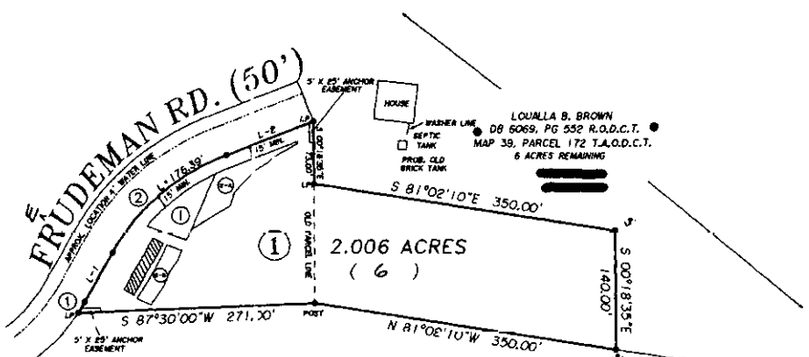
CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
1	888.30'	7.50'	15.00'	3°51'38"	15.00'	N 30°15'48"E
2	249.40'	82.07'	176.39'	40°31'24"	172.74'	N 48°35'31"E

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 28°19'49"E	66.00'
L-2	N 68°39'41"E	108.60'





OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN DB 6069 PG 554 R.O.D.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNITS, OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK N/A, PAGE N/A, R.O.D.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CLASS "B" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF AT LEAST 1 IN 3000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

TOMMY E. WALKER, R.L.S. TENNESSEE LIC. NO. 1465

COMMISSIONS APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

PLANNING COMMISSION _____ DATE 2/7/96

RECORD

RECORDED 2-7-96, BOOK 8260, PAGE 534
REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

GENERAL NOTES

1) ALL BUILDING SETBACKS TO BE DETERMINED BY METRO ZONING REGULATIONS.
2) PARCELS SHOWN THUS (0000) PERTAIN TO TAX MAP 39 T.A.O.D.C.T.

METRO HEALTH DEPARTMENT NOTES

1) THIS SUBDIVISION HAS BEEN APPROVED FOR SINGLE FAMILY RESIDENCES ONLY.
2) THE RESIDENCES APPROVED FOR LOT(S) 1 IS/ARE NOT TO EXCEED 3 BEDROOMS.
3) A PUMP SYSTEM WILL BE NECESSARY TO ACCOMMODATE THE SEWAGE SOIL ABSORPTION SYSTEM ON LOT(S) N/A
4) IT WILL BE NECESSARY TO INSTALL A PUMP TO PROVIDE A FUTURE SEWAGE DISPOSAL SYSTEM IN THE INDICATED AREA ME ON LOT(S) N/A
5) THE AREA TO BE USED FOR THE BUILDING SITE SUBJECT TO COMPLIANCE WITH ZONING REGULATIONS IS SHOWN THUS:

6) THE AREA FOR THE NECESSARY SOIL ABSORPTION SYSTEMS ARE SHOWN THUS:

① OR EXISTING ②

THE INITIAL SYSTEM IS TO BE INSTALLED WITHIN THE BOUNDRIES OF AREA ①, AND AREA ② IS TO BE HELD IN RESERVE FOR FUTURE USE IF NECESSARY.
7) THE AREAS INDICATED FOR THE INSTALLATION OF THE SEWAGE SOIL ABSORPTION SYSTEMS ARE TO REMAIN UNDISTURBED IN THEIR NATURAL CONDITION, NO CUT, FILL, DRIVEWAY OR WATERLINE INSTALLATION IS TO BE ALLOWED IN THESE AREAS. CUTTING OR EXCAVATING SOIL WITHIN 25' OF OF THE OUTLINED SEWAGE DISPOSAL AREAS MAY VOID HEALTH DEPARTMENT APPROVAL.
8) A RESTRICTED MAXIMUM TRENCH DEPTH OF 24" INCHES IS REQUIRED IN SEWAGE DISPOSAL AREA(S) 1 & 2 ON LOT(S) 1
9) THIS SUBDIVISION WAS APPROVED BASED UPON A REPORT OF ACCEPTABLE SOIL FOR THE SEWAGE SOIL ABSORPTION SYSTEMS, INSTALL 777 MIN. SQUARE FEET [illegible] IN AREA(S) # 1 OF LOT(S) 1 PER E.SCHOENE.
10) ADEQUATE AREA EXISTS ON PARCEL 1TE FOR REPAIR OF SEWAGE SYSTEM IF NEEDED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY # SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

TOMMY E. WALKER, R.L.S. TENNESSEE NO. 1465

TOMMY E. WALKER TENNESSEE NO. 1465

TOMMY E. WALKER, R.L.S.
P.O. BOX 495
RIDGETOP TENNESSEE 37152
615/859-0198

ZONED (AR-2A)

100 0 100 200 300
GRAPHIC SCALE - FEET

DEVELOPER

ROGER BROWN
1114 NORTH GRAYCROFT AVE.
MADISON, TN 37115
860-8203

SUBDIVISION NO. 96S-058G

DEED REFERENCE

LOUELLA B. BROWN
DB 6069, PG 554 R.O.D.C.T.
MAP 39, PARCEL 6 T.A.O.D.C.T.

LOUELLA B. BROWN
DB 6069, PG 556 R.O.D.C.T.
MAP 39, PARCEL 7 T.A.O.D.C.T.

LOUELLA BROWN

FINAL PLAT OF

LOELLA BROWN LOT
FRUDEMAN ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	12/05/95

1ST COUNCILMANIC DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO. 120595

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 22 day of JUNE, 2021, in Docket Number 21P878, IN RE: BROWN, LUELLA B., as same remains of record in the Minutes of said Court.

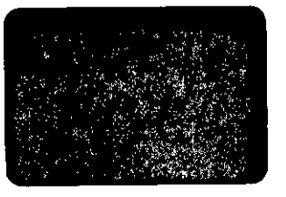
IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 23 day of JUNE in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

RICHARD R. ROOKER
CIRCUIT COURT CLERK

[SEAL]



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21P878

LAST WILL AND TESTAMENT

OF

LUELLA B. BROWN

FILED
JUN 22 2021
RICHARD R. BOOKER, Clerk
By: Deputy

I, LUELLA B. BROWN, of 6268 Freudeman Road, Whites Creek, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare, and publish this my last will and testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE 1
PROVISIONS RELATIVE TO FIDUCIARIES

1.1 Definition. The term "fiduciaries" means the executor, executrix, personal representative, trustee, or guardian serving at any time under my will and includes successors.

1.2 Bond. No bond is required of any fiduciary appointed under this will or by a court.

1.3 Waiver of Inventory and Appraisals. I authorize my executor to administer and settle my estate without the necessity of filing an inventory or making any reports or final settlement with any court to the extent permitted by law. I expressly waive appraisal of my estate in the event an appraisal is required by law.

1.4 Resignation. The fiduciary serving under this will may resign at any time by giving written notice of the resignation to any remaining fiduciary, and to any successor fiduciary or to the person having the power to appoint a successor fiduciary or to the court having jurisdiction to appoint a successor fiduciary.

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ARTICLE 2
DEFINITIONS

2.1 My Spouse. I am a divorced woman.

2.2 My Children. My six (6) living children are JAMES E. BROWN, born January 24, 1948; CLYDE D. BROWN, born July 31, 1949; LINDA C. (BROWN) KRANTZ, born March 3, 1951; JOY M. (BROWN) HENDRICKSON, born April 14, 1954; ROGER DEAN BROWN, born May 17, 1955; and TERISA JEAN (BROWN) BREWER, born May 29, 1956. I have one (1) deceased child, LARRY THOMAS BROWN, who, at his death, had two children: CAROLYN (BROWN) HUSKEY and MICHAEL BROWN.

2.3 Singular and Masculine Usage. Any use of the masculine includes the feminine, and the singular the plural, when such meaning is appropriate.

ARTICLE 3
FIDUCIARIES

3.1 Executors. I appoint my son, JAMES E. BROWN and daughter, JOY M. (BROWN) HENDRICKSON, as co-personal representatives of my will. In the event one of my children listed in this paragraph should cease to qualify or fail to serve, then my son, CLYDE D. BROWN, shall serve in his/her place as co-personal representative. In the event my co-personal representatives cannot agree on an issue, I direct that my attorney, Howard M. Skipworth, shall be the final arbiter.

ARTICLE 4
PAYMENT OF DEBTS, EXPENSES AND TAXES

4.1 Debts, Funeral and Administration Expenses. My co-personal representatives shall pay all burial expenses, the expenses of my last illness, and the administration expenses of my estate.

4.2 Income Tax Treatment of Administration Expenses. My co-personal representatives may claim each estate administration expense as a deduction on the

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U. S. Estate Tax Return or on any U.S. Income Tax Return for my estate. No compensating adjustments between the income and principal are to be made because of such decision.

4.3 Taxes.

(a). Defined. The terms "taxes" means any transfer tax assessed because of my death for which my estate is liable and includes any penalty or interest assessed.

(b). Payment. My co-personal representatives shall pay all taxes payable on the transfer of each piece of property caused by my death whether the property transferred is a part of the property passing under my will or is property passing outside my will. My co-personal representatives shall pay the taxes from my remainder estate.

ARTICLE 5
GENERAL GIFTS

5.1 If owned at my death, I devise and give to each of the following persons the property set forth opposite his or her respective name:

(1) To my son, ROGER DEAN BROWN, property located at and known as 6264 Freudeman Road, Whites Creek, Tennessee, in fee simple absolute.

(2) To my sibling, DOROTHY (DOLLY) YORK, $1,000.00.

ARTICLE 6
DEALING WITH FIDUCIARIES

6.1 Dealing with Executor. No person dealing with the executor in any capacity is bound to inquire into the capacity to act on the part of the executor or into the authority for, or propriety of, any act of the executor or to see to the application or disposition of any money or other property paid, delivered, or loaned to the executor.

6.2 Income During Administration. During the administration of my estate, my co-personal representatives is authorized to make distributions of the income of the estate to the same person, and in the same proportions, as might be made if the administration were completed.

This is page three of my Will. LBB
Initials

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6.3 Power to Disclaim. Each person entitled to receive an interest under this instrument may disclaim such interest in whole or in part if such person has not accepted such interest or any of its benefits. The person will not be treated as accepting an interest or any of its benefits if the person takes physical possession of the property solely to protect it against loss or damage and, if such person is not otherwise appointed a fiduciary, I appoint such person a special fiduciary for the purpose of protecting the property.

6.4 Joint Accounts. If any of my accounts are joint accounts with right of survivorship, it is my intention that these joint accounts pass to the surviving joint owner at my death.

6.5 Indemnity of Fiduciary. I want my fiduciary to exercise its discretion without fear of incurring a liability or expense. Therefore, unless it acts capriciously or arbitrarily, my estate must indemnify the fiduciary for each monetary expense (including attorney fees) which it incurs or expends, or which arises from the exercise of discretion.

ARTICLE 7
RESIDUARY ESTATE

7.1 All the rest, residue and remainder of my estate, real, personal and mixed, of every nature and wheresoever situated, including lapsed legacies and devises, remainders, reversions, expectancies, income collected during the period of administration of my estate, I give, devise and bequeath to my co-personal representatives for the sole purpose of liquidating said property and then divide the net proceeds, after all costs are paid, as follows:

1. One-sixth to my son, JAMES E. BROWN;
2. One-sixth to my son, CLYDE D. BROWN;
3. One-sixth to my daughter, LINDA C. (BROWN) KRANTZ;
4. To my grandchildren, CAROLYN (BROWN) HUSKEY and

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MICHAEL BROWN, I leave my love and affection;

5. One-sixth to my daughter, JOY M. (BROWN) HENDRICKSON;

6. One-sixth to my daughter, TERISA JEAN (BROWN) BREWER; and

7. One-sixth to my son, ROGER DEAN BROWN.

In no event shall any of my real property, other than the real property located at 6264 Freudeman Road, Whites Creek, Tennessee, pass directly to my children or heirs at law.

Other than the real property located at 6264 Freudeman Road, Whites Creek, Tennessee, if any owned at my death along with any lease, I give to my co-personal representatives and direct them to employ a real estate agent, not an auctioneer, to sell said property and divide the net proceeds as directed hereinabove.

After my demise, I direct my co-personal representatives to make arrangement for all of the beneficiaries under my will to assemble at the office of my attorney, Howard M. Skipworth, for reading of my will and question and answer session.

Should a living child of mine die before me, I direct their share of my estate be divided among my surviving children.

ARTICLE 8

Should any beneficiary under this will, in any manner, directly or indirectly attack or contest 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.

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ARTICLE 9
SIGNATURE

This will consists of six (6) pages (each of which I have signed or initialed) covering Articles 1 through 9. I now sign this as my Will on this the 12th day of June, 2019, and pursuant to Tennessee Code Annotated Subsection 32-2-110, I request the attesting witnesses to make the Affidavit attached to this Will.

IN WITNESS WHEREOF, I have set my hand this 12th day of June, 2019.

Luella B Brown
LUELLA B. BROWN, TESTATRIX

SIGNED, DECLARED and PUBLISHED by the said **LUELLA B. BROWN**, as and for her last Will, 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 the day and date written.

NAME	ADDRESS
Howard M. Skipworth Howard M. Skipworth Print Name	P. O. Box 489 Joelton, Tn 37080
D. Gayle Sherrill D. Gayle Sherrill Print Name	3127 Union Hill Rd. Joelton, TN 37080

This is page six of my Will LBB
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AFFIDAVIT PROVING WILL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared the undersigned affiants, whose names are subscribed to the instrument to which this Affidavit is attached and, after being duly sworn, declared to me that, in their sight and presence **LUELLA B. BROWN**, signed, declared and published the instrument to which this Affidavit is affixed or annexed as the testatrix's will; and requested them to act as witnesses to its execution and to execute this Affidavit; that in the testatrix's sight and presence and in the sight and presence of each other, each affiant signed the instrument as witness; and that the testatrix was at that time 18 years of age or over, was of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion or constraint.

Howard M. Skipworth
WITNESS

HOWARD M. SKIPWORTH
Print Name

P. O. Box 489
ADDRESS

Joelton TN 37080
CITY/STATE/ZIP

D. Gayle Sherrill
WITNESS

D. Gayle Sherrill
Print Name

3127 Union Hill Rd
ADDRESS

Joelton, TN 37080
CITY/STATE/ZIP

Subscribed and sworn to before me
this 12th day of June, 2021

Bonnie K. Skipworth
NOTARY PUBLIC
My Commission Expires:

BONNIE K. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

November 3, 2020

hmskiplaw@comcast.net

Howard M. Skipworth
PO Box 489
Joelton, TN 37080

RE: Brown, Luella B. Date of Death: 9/4/2020 SSN: xxx-xx-4527
Our File Number: 12122

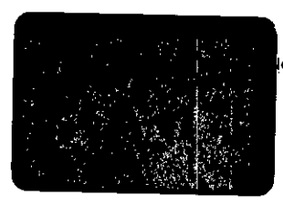
Howard M. Skipworth:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release for a trust, you must contact TennCare Legal at 844-629-0941 or estate.recovery@tn.gov.

Sincerely,

TennCare RFR Processing Unit
Phone: (833) 947-2115



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