THIS INSTRUMENT PREPARED BY:
Amanda Moore
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 759570 AFFIDAVITH
11/23/2021 10:50:32 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211123-0155353

AFFIDAVIT OF HEIRSHIP

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Joseph David Keith	Joseph David Keith	120 09 0 075.00
701 Hadley Avenue	701 Hadley Avenue	
Nashville, TN 37138	Nashville, TN 37138	

Comes now the Affiant, Ruby C. Keith, being first duly sworn according to law, and pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge:

1. I am over the age of eighteen (18) years and make all statements based on my personal knowledge of all the facts contained in this affidavit.

2. I reside at 444 Plantation Boulevard, Lebanon, Tennessee 37087.

3. I was the aunt of Jessica Lenn Windrow and was well acquainted with her.

4. I knew Jessica Lenn Windrow for her entire life, from her birth in 1977 until her death in 2021.

5. Jessica Lenn Windrow passed away on September 17, 2021, in Rutherford County, Tennessee.

6. At the time of her death, Jessica Lenn Windrow resided at 462 Rock Haven Road, #22, Murfreesboro, Rutherford County, Tennessee.

7. To my knowledge, Jessica Lenn Windrow had no children, biological or adopted.

8. At the time of her death, Jessica Lenn Windrow was widowed after the death of her husband, David Hart Windrow on May 30, 2021.

9. Jessica Lenn Windrow was survived by her parents, Joseph David Keith and Donna Skinner. Donna Skinner has signed a sworn Disclaimer of her interest in the real or personal property of Jessica Lenn Windrow that she would inherit under Tennessee's laws of intestate succession. That Disclaimer has been filed with the Probate Court of Rutherford County, and a copy of it is attached hereto as **Exhibit A**.

10. At the time of her death, Jessica Lenn Windrow owned the real property and improvements located at 520 Glenpark Drive, Nashville, Davidson County, Tennessee, more particularly described as:

> Land in Davidson County, Tennessee, being Lot 5A-39, Plan of Glengarry Park, Section Five-A, as shown on plat of record in Plat Book 3300, Page 58, amended in Book 5461, Page 242, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property inherited by Jessica Lenn Windrow from David Hart Windrow as evidenced by the Affidavit of Heirship of Joseph David Keith, recorded July 26, 2021, as Instrument No. 20210726-0099902, in the Register's Office for Davidson County, Tennessee.

Further, Affiant sayeth not.

Dated this 22nd day of November, 2021.

Ruby C. Keith

Ruby C. Keith

STATE OF TENNESSEE
COUNTY OF SUMNER

BETSEY SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Ruby C. Keith, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, made oath that the facts contained in this Affidavit are true and correct to the best of her knowledge.

Witness my hand and official seal at this the 22nd day of November, 2021.

My commission expires: 8/24/24

Betsey Sullivan

Notary Public

EXHIBIT A

IN THE PROBATE COURT OF RUTHERFORD COUNTY, TENNESSEE AT MURFREESBORO

IN THE MATTER OF:

THE ESTATE OF JESSICA LENN WINDROW, DECEASED.

JOSEPH DAVID KEITH, Petitioner.

Docket No. _____
Hon. Toby Gilley, Judge

FILED
2021 OCT 26 AM 11:42
LISA CROWELL
RUTHERFORD COUNTY CLERK

DISCLAIMER PURSUANT TO TENNESSEE DISCLAIMER OF PROPERTY INTERESTS ACT

Pursuant to the Tennessee Disclaimer of Property Interests Act, Tenn. Code Ann. §§ 31-7-101–117, and in accordance with 26 U.S.C. § 2518, the undersigned, Donna Skinner (herein referred to as the "Disclaimant"), hereby exercises the Disclaimant's right and election to disclaim property or other interests the Disclaimant is entitled to receive on account of the death of Jessica Lenn Windrow (herein referred to as the "Decedent"), who died September 17, 2021. In furtherance of such disclaimer, the Disclaimant states as follows:

1. The Disclaimant is entitled to property on account of the Decedent's death pursuant to Tennessee laws of intestate succession.

2. The Decedent owned both real estate and personal property at the time of her death. The real estate is located at 520 Glenpark Drive, Nashville, TN 37217.

3. The property being disclaimed consists of all the Disclaimant's right, title, and interest as an heir and beneficiary of the Estate of Jessica Lenn Windrow.

4. The Disclaimant has not accepted, received, or benefited in any way with respect to the disclaimed assets or interests. The Disclaimant hereby irrevocably and unqualifiedly disclaims and refuses to accept an interest in any and all right, title, and interest in said assets and

interests being disclaimed.

5. This is a full disclaimer of any claim to the Estate of Jessica Lenn Windrow.

6. The Disclaimant's only child, biological or adopted, was the Decedent.

SIGNED this 27 day of Sept, 2021.

DONNA SKINNER

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~)
ROBERTSON BJP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Skinner, 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 and official seal, at office, this the 27 day of SEPTEMBER, 2021.

Notary Public

My Commission Expires: 05/20/2025

BRANDON J PEMBERTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 05-20-2025

ACCEPTANCE

As the personal representative of the Decedent's estate, I acknowledge receipt and acceptance of this Disclaimer.

SIGNED this 6 day of October, 2021.

JOSEPH DAVID KEITH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph David Keith, 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 and official seal, at office, this the 6th day of October, 2021.

Notary Public

My Commission Expires: 8/19/2024

BROOKE C. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF SERVICE

I, Amanda Moore, do hereby certify that a true and exact copy of the foregoing has been forwarded via U.S. Mail, postage prepaid. to the following:

Donna Skinner
130 North Sequoia Drive
Springfield, TN 37172

This the 26th day of October, 2021.

Amanda Moore