Karen Johnson Davidson County
Batch# 799638 AFFIDAVITH
02/03/2022 11:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220203-0012862

Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

AFFIDAVIT OF HEIRSHIP
as to
Lenda L Clary

STATE OF TENNESSEE
COUNTY OF

On this 31st day of **January, 2022**, before me personally appeared **Michael Hayes**, "Affiant," who having been duly sworn, deposes and says:

That Affiant understands that this affidavit is given under penalty of perjury for any false information provided herein.

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson **County**, residing at 3734 Estes Rd, Unit K, Nashville, TN 37215.

That Affiant was personally acquainted with **Lenda L Clary**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Lenda Lou Clary.**

That Affiant was an/a brother of the Decedent.

That Decedent died on or about **December 20, 2021** and that the decedent's place of residence and homestead at the time of death, was as follows: **158 Brooke Castle Dr, Hermitage, TN 37076**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**
Surviving Children:	**Monte S. Armstrong**
Deceased Children:	**None**
Adopted Children:	**None**
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Being Unit No. 158 of Brooke Castle Condominiums, a horizontal property regime established by Master Deed of record in Book 6519 at page 747, the Plat of which is of record in Plat Book 6250 at page 627 as amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address: 158 Brooke Castle Dr., Hermitage, TN 37076

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender,

settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

That Decedent did leave a will **which is attached as Exhibit A..**

Further the Affiant sayeth not.

Michael Hayes

Michael Hayes - Affiant

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 24th day of **January, 2022.**

Elissa Schmidt
Notary Public

My Commission Expires: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Individual Notary Acknowledgement

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Michael Hayes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 24th date of **January, 2022.**

Elissa Schmidt
Notary Public

My Commission Expires: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Last Will and Testament of
Lenda Clary

KNOW ALL PERSONS BY THESE PRESENTS:

That, I, Lenda Clary of Hermitage, County of Davidson, State of Tennessee, being of sound and disposing mind and memory, and not acting under duress, menace, fraud or the undue influence of any person whomsoever, do make, publish and declare this my Last Will and Testament.

Article I

I hereby declare that my family consists of:
Monte S Armstrong

Article II.

I hereby direct and order that all just debts for which proper claims are filed against my estate, and the expenses of my last illness and funeral, be paid by my executor as soon after my death is practicable, provided, however, that this direction shall not authorize any creditors to require payment of any debt or obligation prior to its normal maturity in due course.

Article III.

I direct that all estate expenses, inheritance, and other taxes and interest or penalties thereon imposed by reason of my death, whether or not attributable to property passing under this Will and whether or not the same would otherwise be payable by my estate or by a recipient of any such property, to be paid and discharged by my personal representative out of the residue of my estate with no right of reimbursement for the Recipients named in the residuary clause of the Will.

Article IV.

I give, devise and bequeath unto:

Monte S Armstrong as sole Beneficiary of all property - bank accounts ect.

Initials

EXHIBIT "A"

Article V.

I hereby nominate and appoint Monte S Armstrong, executor of this my Last Will and Testament, to act without bond. In the event that the aforementioned executor is for any reason unable or unwilling to act as executor hereof, I nominate and appoint _____ to act as executor, also without bond.

If it be necessary to appoint a guardian for my children upon my death, I appoint _____, and if he/she is unable or unwilling to act, I appoint _____ as an alternate guardian.

Article VI.

I further direct that my estate be settled without the intervention of any court, except to the extent required by law, and that my executor settle my estate in such a manner as shall seem best and most conveniently to him/her, and I hereby empower my executor to mortgage, lease, sell, exchange and convey the personal and real property of my estate without an order of court for that purpose and without notice, approval or confirmation and in all other respects to administer and settle my estate without the intervention of the court.

Article VII.

Should any of the bequests, gifts or devises in Article IV fail due to circumstances that cannot be reconciled with the terms herein or my express wishes, I give, devise and bequeath such, in the alternative, to my residuary estate.

I give my residuary estate to:
Monte S Armstrong

Article VIII.

I hereby revoke any and all former Wills and Codicils thereto made by me and declare this my Last Will and Testament. In Witness Whereof I have hereunto set my hand this 2nd day of April, 2016.

Lenda Clary

Testator Lenda Clary

Valerie

expires: April 24, 2018

VALERIE L. SAUL
NOTARY PUBLIC
STATE OF TEXAS

Initials

202202030012862

Certificate of Authenticity

I, Holly Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/24/22.

Affiant Signature

1/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of January, 2022.

Jacqueline S Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3.8.22

202202030012862