Karen Johnson Davidson County
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This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
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320 Seven Springs Way, Suite 110
Brentwood, TN 37027

AFFIDAVIT OF INHERITANCE
REGARDING
2574 BETHWOOD DRIVE, NASHVILLE, TENNESSEE, 37207
(MAP & PARCEL: 061 13 0 032.00)

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:

   Being Lot No. 142 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

   This property is known as 2574 Bethwood Drive, Nashville, TN 37207.

3. The Property was conveyed to Rochelle N. Laster and Carlene Laster, as tenants in common, by Special Warranty Deed of record in Book 9769, page 996, Register's Office for Davidson County, Tennessee. Prior to her death, Carlene Laster owned a one-half interest in the Property, and Rochelle N. Laster owned a one-half interest in the Property.

4. 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.

5. As a result, the Trust is the sole beneficiary of Carlene Laster's one-half interest in the Property. Ronald L. Laster is the sole Trustee and the sole beneficiary of the Trust. Rochelle N. Laster continues to own the remaining one-half interest in the Property.

6. Upon Carlene Laster's death, the Trust became the owner of Carlene Laster's one-half interest in 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.

Rochelle N. Moore

ROCHELLE N. LASTER MOORE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROCHELLE N. LASTER MOORE**, 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 10th day of May, 2021.

MELISSA TILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa Tiller

Notary Public

My commission expires: 3/8/2022

LAST WILL AND TESTAMENT

I, CARLENE LASTER, of Nashville, Tennessee, being of sound mind and memory, do make, publish and declare this my Last Will and Testament, hereby revoking all former wills and codicils by me made.

FIRST: I will and direct that all legally enforceable debts and funeral expenses be paid, whether or not such expenses are attributable to property included in my probate estate.

SECOND: I give, devise and bequeath all of the rest, residue and remainder of my estate and property, of whatever kind and wherever situated, owned by me at the time of my death to the trustee(s) of the RONALD L. AND CARLENE LASTER REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2003, to be added to the assets held in trust and administered by its terms, including any amendments made during my lifetime. If for any reason such distribution of the residue of my estate is ineffective, then I give such residue of my estate to the trustee(s) named in the RONALD L. AND CARLENE LASTER REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2003, to serve as trustee(s), to be held in a testamentary trust in accordance with the provisions of the RONALD L. AND CARLENE LASTER REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2003, including any amendments thereto made during my lifetime.

THIRD: I have intentionally and with full knowledge omitted to provide for all of my heirs who are not specifically mentioned in the terms of this will.

FOURTH: I authorize and empower my personal representative to sell, transfer and convey any and all of the property of my estate, real and personal, and to execute, acknowledge and deliver good and sufficient transfers and conveyances thereof. My personal representative(s) shall act without bond and shall not be required to file an inventory or accounting. I constitute

and appoint RONALD L. LASTER personal representative of this Last Will and Testament. If RONALD L. LASTER is unable or unwilling to serve as personal representative, I constitute and appoint ROCHELLE MOORE as personal representative, to serve with all rights and responsibilities given to the original personal representative(s). If ROCHELLE MOORE is unable or unwilling to serve as personal representative, I constitute and appoint RONTE LASTER as personal representative, to serve with all rights and responsibilities given to the original personal representative(s).

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of November, 2003.

Carlene Laster
CARLENE LASTER

The foregoing instrument was on the day of its date signed, sealed, published and declared by CARLENE LASTER as and for her Last Will and Testament, in the presence of us, who at the request and in the presence of said testatrix, and in the presence of each other, have hereunto subscribed our names as attesting witnesses, and said testatrix was then of sound and disposing mind and memory.

Eugene McKissack of Nashville, Tennessee

Dallie A. McKissack of Nashville, Tennessee

AFFIDAVIT OF ATTESTING WITNESSESS

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

EUGENE MCKISSACK and SALLIE A. MCKISSACK being severally duly sworn depose and say that:

We, the undersigned, being first duly sworn, make oath that CARLENE LASTER, on the day and date written, declared and signified to us that the foregoing instrument was her Last Will and Testament; that she then signed said in our sight and presence; that we, at her request, and in her sight and presence, and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution, the testatrix was more than 18 years of age of sound mind and disposing memory, and did not appear under any undue influence; and the undersigned, each being more than 18 years of age make and sign this Affidavit at the testatrix's request on the day and date above written.

This affidavit is made at the request of said CARLENE LASTER.

The annexed Will was examined by the undersigned at the time this affidavit was made.

WITNESSES:
Eugene McKissack
Sallie A. McKissack

SWORN TO AND SUBSCRIBED before me, this 14th day of November, 2003.

Susan B. Evans
Tennessee, Notary Public
My Commission Expires 7-24-04

SUSAN B. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 May 6, 2021.

Elizabeth Ryder Sykes

6/7/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of June, 2022.

Lynne E. Neeley
Notary Public

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

My Commission Expires: 3/7/2023