Karen Johnson Davidson County
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Prepared By:
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Joan McMurry, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 5418 Pusano Street, Mt Juliet TN 37122

3. I personally knew Charlesetta Buchanan, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):
family friend

4. Charlesetta Buchanan (the "decedent") died 09/25/2023.

5. Decedent died testate, unprobated Will attached for reference.

6. The decedent died without a surviving spouse.

7. The decedent had one child (or adopted child) to wit,

Jonathan Buchanan

10. At the time of his/her death, the decedent owned real property located at 3011 Lyndale Drive, Nashville, TN 37207 in Davidson County, Tennessee. The decedent received his/her interest in said real property by deed from Alvin T. Gilbert and wife, Margaret A. Gilbert, of record in Book 10555, Page 340, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Metropolitan Escrow, Inc., and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated this 8th day of November, 2023.

Joan McMurry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of November, 2023, as being executed by Joan McMurry.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joan McMurry, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 8th day of November, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAL

TCA 30-2-712 (f)
Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

Exhibit "A"

LAST WILL AND TESTAMENT
OF
CHARLESETTA BUCHANAN

Introductory Clause. I, Charlesetta Buchanan, a resident of and domiciled in the City of Nashville, County of Davidson and State of Tennessee, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I have one living child: JONATHAN MARQUIS BUCHANAN.

ITEM 1.
PAYMENT OF DEBTS

Payment of Debts, Expenses and Taxes. The following provisions shall govern the payment of debts, expenses and taxes by the Personal Representative of my estate.

1.1. **Direction to Pay Debts.** I direct that all my legally enforceable debts, secured and unsecured (except mortgages or deeds of trust, which may be paid or retained in the discretion of the Personal Representative), expenses related to my funeral, and expenses related to the administration of my estate shall be paid by my Personal Representative as soon as practicable after my death.

1.2. **Direction to Pay Taxes.** I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes which shall be charged to the property constituting the transfer in the matter provided by applicable law) assessed against my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.

1.3. **Specific Intent Regarding Life Insurance Payable to Estate.** It is my specific intention and direction that the proceeds of any life insurance policy payable to my Personal Representative or my estate shall be free from the claims of creditors and held and distributed under the dispositive provisions of this Will. My Personal Representative may use (but shall not under any circumstances be required to use) any portion of such proceeds as my Personal Representative deems advisable for the payment of debts, expenses and taxes, but only if my Personal Representative deems such use of the proceeds to be in the best interests of my legatees hereunder.

Initials C.B.

ITEM 2.
DISPOSITION OF TANGIBLE PERSONAL PROPERTY

2.1. **General Bequest of Personal and Household Effects With a Mandatory Memorandum.** I give and bequeath all my personal and household effects of every kind including but not limited to furniture, appliances, furnishings, pictures, silverware, china, glass, books, jewelry, wearing apparel, boats, automobiles, and other vehicles, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property, as follows:

2.1.1. I may leave a written memorandum disposing of certain items of my tangible personal property. Any such item of tangible personal property shall pass according to the terms of such memorandum in existence at the time of my death. If no such written memorandum is found or identified by my Personal Representative within ninety (90) days after my Personal Representative's qualification, it shall be conclusively presumed that there is no such memorandum and any subsequently discovered memorandum shall be ineffective. Any property given and devised to a beneficiary who is not living at the time of my death and for whom no effective alternate provision has been made shall pass according to the provisions of the following paragraph, and not pursuant to any anti-lapse statute. I realize that any such written memorandum may not be legally binding unless it meets the requirements of a Will or Codicil. If a memorandum attached hereto shall not meet such requirements, I nonetheless direct my Personal Representative to consider the contents of any such memorandum in making any discretionary divisions or distributions of such assets.

2.1.2. In default of such memorandum, or to the extent such memorandum does not completely or effectively dispose of such property, and subject to any specific bequest of tangible personal property or personal effects in this Last Will and Testament, I give and bequeath the rest of my personal and household effects of every kind to my son, JONATHAN MARQUIS BUCHANAN; provided, however, that if JONATHAN MARQUIS BUCHANAN shall not survive me, his surviving issue, if any, shall take per stirpes the share he would have taken had he survived me. If multiple beneficiaries have competing interests in the property distributed under this paragraph and a dispute arises regarding such distribution, my Personal Representative shall decide how best to make such distributions among them, with the decision of my Personal Representative to be in all respects binding upon such beneficiaries. If any beneficiary hereunder is not *sui juris*, my Personal Representative may distribute such beneficiary's share to any trust created herein for such beneficiary, or, lieu of such trust, to any person with whom such beneficiary is residing or who has the care or control of such beneficiary without further responsibility and the receipt of the person to whom it is distributed shall be a complete discharge of my Personal Representative. My Personal Representative may sell personal and household effects not otherwise disposed of in a manner which, in the sole discretion of my Personal Representative, will maximize the sale proceeds and such proceeds shall be distributed as part of my residuary estate.

Initials _____

ITEM 3.
DISPOSITION OF RESIDUE

Outright Gift of All Property to Son, Contingent Gift to Issue of Son, Contingent Gift to Named Beneficiary. I give, devise, and bequeath all the rest, residue and remainder of my property of every kind and description (including lapsed legacies and devises) wherever situate and whether acquired before or after the execution of this Will, absolutely in fee simple to my son, JONATHAN MARQUIS BUCHANAN. Provided, however, that if JONATHAN MARQUIS BUCHANAN shall not survive me, his then surviving issue shall take per stirpes the share he would have taken had he survived me, or in default of such issue to those persons who would be my heirs, and in such portions, as if I had died at such time, intestate, unmarried and domiciled in the State of Tennessee..

ITEM 4.
PERSONAL REPRESENTATIVE APPOINTMENT

Naming the Personal Representative, Personal Representative Succession, Personal Representative's Fees, and Other Matters. The provisions for naming the Personal Representative, Personal Representative succession, Personal Representative's fees, and other matters are set forth below:

4.1. Naming an Individual Personal Representative. I hereby nominate, constitute, and appoint as Personal Representative of this my Last Will and Testament my son, JONATHAN MARQUIS BUCHANAN, and direct that he shall serve without bond.

4.2. Fee Schedule for Individual Personal Representative. For its services as Personal Representative, the individual Personal Representative shall receive reasonable compensation for the services rendered and reimbursement for reasonable expenses.

ITEM 5.
MEANING OF PERSONAL REPRESENTATIVE

Definition of Personal Representative. Whenever the word "Personal Representative" or any modifying or substituted pronoun therefor is used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Personal Representative named herein and to any successor or substitute Personal Representative acting hereunder, and such successor or substitute Personal Representative shall possess all the rights, powers and duties, authority, and responsibility conferred upon the Personal Representative originally named herein.

Initials C.B.

ITEM 6.
PERSONAL REPRESENTATIVE POWERS

6.1. **Powers for Personal Representative.** I grant to my Personal Representative any and all of the powers that a Personal Representative may exercise under the applicable laws of the State of Tennessee, including, but not limited to the powers enumerated in Tennessee Code Annotated § 35-50-110 which are incorporated herein by reference as well as the powers enumerated in Tennessee Code Annotated § 35-15-816 (being a subsection of the Tennessee Uniform Trust Code) which are likewise incorporated herein by reference, even if my estate or any trust hereunder is administered in a state other than Tennessee or any Personal Representative hereunder is a citizen or resident of a state other than Tennessee, to the extent that such state laws are not inconsistent with any express powers granted the Personal Representative hereunder.

6.2. **Examples of Powers of Personal Representative.** By way of illustration and not of limitation and in addition to any inherent, implied, or statutory powers granted to Personal Representatives generally, my Personal Representative is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my Will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my Estate which any individual could exercise in the management of similar property owned in his or her own right, upon such terms and conditions as to my Personal Representative may seem best, and to execute and deliver any and all instruments and to do all acts which my Personal Representative may deem proper or necessary to carry out the purposes of this my Will, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

6.3. **Control Over Real Property by Personal Representative.** I direct, pursuant to Tennessee Code Annotated § 31-2-103, that any interests in real property which I shall own at the time of my death shall be administered as part of my estate and subject to the control of my Personal Representative, who shall have the full power to grant, bargain, sell, convey, lease, encumber, manage and otherwise deal in any lawful manner with said real property at any time during the administration of my estate, in the sole discretion of my Personal Representative, without the need for approval or joinder of any beneficiary and without the necessity of any person or entity overseeing the application of any proceeds that may result from any acts of my Personal Representative in the premises

ITEM 7.
TAX-RELATED PROVISIONS

Tax-Related Administrative Provisions. The following provisions shall govern tax-related aspects of the devises, bequests and estate administration under this Last Will and Testament.

7.1. Discretion Granted to Personal Representative in Reference to Tax Matters. My Personal Representative as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Personal Representative believes has the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others. In determining the state or federal estate and income tax liabilities of my estate, my Personal Representative shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions.

ITEM 8.
MISCELLANEOUS PROVISIONS

Miscellaneous Administrative Provisions. The following miscellaneous provisions shall apply to the administration of my estate and the interpretation of this Last Will and Testament.

8.1. Waiver of Bond, Inventory and Accounting Requirements. To the extent permitted by law, no Fiduciary serving hereunder, primary, successor or otherwise, shall be required to furnish a bond or file any inventory or accountings with the Court in the performance of the Fiduciary's duties.

8.2. Captions. The captions and headings of this Will are for convenience only and shall not define or otherwise limit the provisions contained herein.

8.3. State Law to Govern. This Last Will and Testament shall be construed, regulated and governed by and in accordance with the laws of the State of Tennessee.

Initials

ITEM 9.
TREATMENT OF MINOR BENEFICIARY'S SHARE

Provision for Personal Representative to Act as Trustee for Beneficiary Under Age Twenty-One. If any share or property hereunder becomes distributable to a beneficiary who has not attained the age of twenty-one (21) years or if any real property shall be devised to a person who has not attained the age of twenty-one (21) years at the date of my death, then such share or property shall immediately vest in the beneficiary, but notwithstanding the provisions herein, my Personal Representative acting as Trustee shall retain possession of the share or property in trust for the beneficiary until the beneficiary attains the age of twenty-one (21), using so much of the net income and principal of the share or property as my Personal Representative deems necessary to provide for the medical care, education, support, and maintenance in reasonable comfort of the beneficiary, taking into consideration to the extent my Personal Representative deems advisable any other income or resources of the beneficiary or his or her parents known to my Personal Representative. Any income not so paid or applied shall be accumulated and added to principal. The beneficiary's share or property shall be paid over, distributed and conveyed to the beneficiary upon attaining age twenty-one (21), or if he or she shall sooner die, to his or her personal representatives. Whenever my Personal Representative determines it appropriate to pay any money for the benefit of a beneficiary for whom a trust is created hereunder, then the amounts shall be paid out by my Personal Representative in such of the following ways as my Personal Representative deems best: (1) directly to the beneficiary; (2) to the legally appointed guardian of the beneficiary; (3) to some relative or friend for the care, support, and education of the beneficiary; (4) by my Personal Representative using such amounts directly for the beneficiary's care, support, and education. My Personal Representative as trustee shall have with respect to each share or property so retained all the powers and discretions conferred upon it as Personal Representative.

ITEM 10.
SIMULTANEOUS DEATH

Simultaneous Death Provision Presuming Beneficiary Predeceases Testatrix and Beneficiary Survivorship Requirement. If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, or if a beneficiary hereunder shall fail to survive me by Sixty (60) days, then it shall be conclusively presumed for the purposes of this Will that the beneficiary predeceased me and the share of such beneficiary shall be distributed under the remaining provisions of this Last Will and Testament.

Testimonium Clause. IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament and, for the purpose of identification, I have initialed each such page, all in the presence of the persons witnessing same at my request on this the 19 day of May, 2014.

Charlesetta Buchanan
Testatrix

Attestation Clause. The foregoing Will was this the 19 day of May, 2014 signed, sealed, published and declared by the Testatrix as and for her Last Will and Testament in our presence and at one and the same time, and we, at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution on the above date.

Witness

Print Name
Melissa McCormick
Address Line 1
(Number, Street, Apartment or Suite Number)
2259 Nashboro Blvd, Nashville, TN 37217
Address Line 2
(City, State, Zip Code)

Witness

Print Name
Jacqueline N. Spencer
Address Line 1
(Number, Street, Apartment or Suite Number)
815 Neely's Bend Rd. Madison TN 37115
Address Line 2
(City, State, Zip Code)

202311130088189

Certification of Recorded Documents

I, Jamie C. Polk, 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 November 13, 2023.

(AFFIANT) – Jamie C. Polk

11/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of November, 2023.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON