THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1109612 AFFIDAVITH
03/11/2024 01:30:30 PM 18 pgs
Fees: $92.00 Taxes: $0.00
20240311-0016759

Owners: Jerald Burleson

Send tax notice to: 1721 Dr. DB Todd Jr. Blvd.
Nashville, Tennessee 37208

Map/Parcel No.: 081-11-0-089.00

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being duly sworn, deposes and says:

The undersigned, being duly sworn, deposes and says: Brenda Faye Burleson, a resident of Davidson County, State of Tennessee, who died May 29, 2023, held fee simple interest in the following described real estate:

> Land in Davidson County, Tennessee, being the east part of Lot No. 256 on the Map of J.M., T.J., and G.W. Harding's Addition, of record in Book 21, page 80, Register's Office for said County, and being known as Lot No. 7 on the Map of the Resubdivision of Lots Nos. 255, 256, 257, 258 and part of Lot No. 259 by Smith and Bishop, not of record.
>
> Being the same property conveyed to BRENDA FAYE BURLESON, by deed from THERESA KIRKPATRICK BEST, Executrix, of record in Book 9736, page 576 in the Register's Office for said County.
>
> This is improved property, known as 1721 Dr. D.B. Todd, Jr. Blvd., Nashville, Davidson County, Tennessee 37208.

Jerald Burleson received a Right of Residence in the real estate described above, and upon the termination of said Right of Residence, the real estate shall be sold and the net proceeds shall be distributed $50,000 apiece to Shanise Burleson and Shaniah Burleson, with the remaining proceeds being distributed to Jerald Burleson, subject to the terms of the decedent's Last Will and Testament ("Will') by virtue of:

Being the beneficiary of the real estate under the provisions of the decedent's Will, probated in the Probate Court of Davidson County, State of Tennessee, Case No. 23P-1906.

Certified copies of (i) the Order to Probate Will for Muniment of Title and (2) the decedent's Will, are attached hereto as Exhibit A.

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

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD. SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD. THIS AFFIDAVIT OF INHERITANCE IS PREPARED ON INFORMATION PROVIDED BY THE UNDERSIGNED AND NO EXAMINATION HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. THE PREPARER GIVES NO OPINION AS TO TITLE.

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 OF A TESTAMENTARY DEVISE.

Katrina Frierson

KATRINA FRIERSON, Petitioner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared KATRINA FRIERSON, Petitioner of the Estate of Brenda Faye Burleson, the within named bargainor, 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 forgoing 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 8 day of March, 2024.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

EXHIBIT A

IN THE SEVENTH CIRCUIT (PROBATE) COURT
FOR DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
	)	
ESTATE OF	)	**Case No. 23P-1906**
BRENDA FAYE BURLESON,	)	
	)	
Deceased.	)	

ORDER GRANTING PROBATE OF COPY OF WILL
AS MUNIMENT OF TITLE ONLY

This matter was set to be heard on **February 22, 2024**. The Court has reviewed the Petition of **KATRINA FRIERSON** to probate a copy of the Last Will and Testament of **BRENDA FAYE BURLESON** as a muniment of title only and has conducted a hearing.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 32-2-111 is in the record, that a copy of the Last Will and Testament of **BRENDA FAYE BURLESON**, dated January 26, 2023, has been tendered to the Circuit Court Clerk, and that all interested persons were given a copy of the Petition and notice of the hearing.

KATRINA FRIERSON alleges that **BRENDA FAYE BURLESON** did not revoke her Last Will and Testament but rather that the original of the Last Will and Testament has been lost.

KATRINA FRIERSON alleges that **BRENDA FAYE BURLESON** died having an ownership interest in the following real estate and/or personal property:

> Land in Davidson County, Tennessee, being the east part of Lot No. 256 on the Map of J.M., T.J., and G.W. Hardings's Addition, of record in Book 21, page 80, Register's Office for said County, and being known as Lot No. 7 on the Map of the Resubdivision of Lots Nos. 255, 256, 257, 258, and part of Lot No. 259 by Smith and Bishop, not of record.
>
> Being the same property conveyed by Deed to BRENDA FAYE BURLESON from THERESA KIRKPATRICK BEST, Executrix, of record in Book 9736, page 576, Register's Office for said County.
>
> This is improved property known as 1721 Dr. D.B. Todd, Jr. Blvd., Nashville, Davidson County, Tennessee 37208.

None of the interested persons filed any written opposition to the Petition or appeared at the hearing in opposition. The Court concludes upon consideration of the Petition, witness testimony, and arguments of counsel (if applicable) and entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. A copy of the Last Will and Testament of **BRENDA FAYE BURLESON**, dated January 26, 2023, is admitted to probate as a muniment of title only.

2. An executor shall not be appointed.

3. Letters testamentary shall not be issued.

4. A Notice to Creditors shall not be published.

5. No bond shall be required.

6. No reporting to the Court shall be required.

7. Court costs are taxed to **KATRINA FRIERSON**.

8. This is a final order such that the case shall close upon entry of the order.

9. Counsel for the petitioner shall provide a copy of this Order, as entered, to all interested persons.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

SPENCER FANE LLP

By: */s/Jonathan R. Burns*

Jonathan R. Burns, BPR #029759
511 Union Street, Suite 1000
Nashville, Tennessee 37219
(615) 238-6330
jburns@spencerfane.com

Attorneys for Petitioner

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing Proposed Order has been served upon:

Jerald Burleson
1721 Dr. DB Todd Jr. Blvd.
Nashville, TN 37208

Shanise Burleson
1721 Dr. DB Todd Jr. Blvd.
Nashville, TN 37208

Shaniah Burleson
1721 Dr. Todd Jr. Blvd.
Nashville, TN 37208

Service Date: February 19, 2024

/s/ Jonathan R. Burns
Jonathan R. Burns

Case Title: FRIERSON V BURLESON

Case Number: 23P1906

Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER OF MUNIMENT heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 22ND day of February, 2024 in Docket Number23P1906 , IN RE: Brenda Faye Burleson, 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 22nd day of February in the year 2024 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk

By: Micachelle Carson
Deputy Clerk

[SEAL] JOSEPH P. DAY CIRCUIT COURT CLERK

WILL

OF

BRENDA FAYE BURLESON

JANUARY 26, 2023

Alexander J. Starr
The Law Office of Laurie Y. Young
119 North Maple Street
Murfreesboro, Tennessee 37130
Phone: (615) 890-3656
fax: (615) 217-3879
alexstarratty@gmail.com

WILL

OF

BRENDA FAYE BURLESON

I, Brenda Faye Burleson, being eighteen (18) years of age or older, and being of sound mind, make and declare this document as my Will. I revoke all former wills and codicils.

ITEM 1
FAMILY

I am unmarried. I have one living child, my son Jerald Burleson, and I shall refer to him as my son. My beloved son, Cedric Burleson, predeceased me on August 29, 2023.

ITEM 2
SPECIFIC BEQUESTS

A. Bequest of Tangible Personal Property. I bequeath all of my clothing, jewelry, personal effects, automobiles and all of my other tangible personal property, except for any items bequeathed to another in any document referred to below in this Item, to my son.

If my son does not survive me, I bequeath all of my clothing, jewelry, personal effects, automobiles and all other tangible personal property, except for any items bequeathed to another in any document referred to below in this Item, in one or more of the following ways, as my Executor, exercising an absolute and unlimited discretion, determines to be appropriate: my Executor may distribute to any one or more of the persons taking my residuary estate any items my Executor selects for such person to have; my Executor may donate any items to a charity selected by my Executor; my Executor may dispose of any items that are of negligible economic value; or my Executor may sell any items, and add the cash proceeds from the sale to my residuary estate.

I may leave a written statement or list, signed and dated by me, disposing of items of tangible personal property not otherwise specifically bequeathed in this Will or any codicil to my Will. If I leave such a written statement or list, such document is hereby referred to and should be given validity and effect in accordance with T.C.A. § 32-3-115.

B. Right of Residence. My son shall have a right of residence in my primary residence upon my death (currently I reside at 1721 Dr. DB Todd Jr. Blvd, Nashville, Tennessee 37208) until his death or until my son vacates the residence or until my son decides to sell the realty, whichever first occurs.

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During this right of residence, my son shall live in my primary residence (the "realty") rent-free but shall be responsible for paying any and all mortgage payments, homeowner's insurance (having the approximate coverages and policy limits in place at my death), property taxes and assessments, property owner's association or similar fees, and ordinary maintenance and repairs associated with the realty. My son shall provide my Executor or other successor(s) in interest, as the case may be, with evidence of the homeowner's insurance and shall name such person(s) as additional insured(s) on the insurance policy.

Upon the termination of this right of residence, the realty shall be sold and all net proceeds from the sale be distributed as follows:

First, $50,000.00 apiece shall be distributed to each one of my granddaughters, Shanise Burleson and Shaniah Burleson, outright and free of trust. The bequest for any deceased granddaughter shall pass to such deceased granddaughter's descendants, but if none, then to my other above-named granddaughter (with, as mentioned above, the bequest for a deceased granddaughter to pass to such deceased granddaughter's descendants); and

Finally, all remaining proceeds from the sale shall be distributed to my son, outright and free of trust. If my son is then-deceased, such proceeds shall be distributed to my son's descendants, but if none, then such proceeds shall be added to my residuary estate.

Notwithstanding the provisions of this Section above, my son may purchase all right, title, and interest to the realty otherwise owned by my estate by paying a total of $100,000.00 to my above-named granddaughters (or the descendants of one or both of my granddaughters, as the case may be) in accordance with their interest(s) as shown in this Section above.

Any disputes regarding this Section and its construction and application shall be determined by Alexander J. Starr, whose determination shall be binding and conclusive on all parties.

If my son does not survive me, the provisions of this Section B shall have no force or effect.

ITEM 3
RESIDUARY ESTATE

I devise and bequeath all the rest, residue and remainder of the assets passing under this Will as a result of, or upon, my death, as follows:

50% shall be distributed to my son, outright and free of trust. If my son does not survive me, this 50% share shall pass to the descendants of my son, but if none, then this share shall be added to the share passing under the paragraph below; and

50% shall be distributed in equal subshares to my granddaughters, Shanise Burleson and Shaniah Burleson, outright and free of trust. The subshare for any deceased granddaughter shall pass to such deceased granddaughter's descendants, but if none, then to my other above-named granddaughter (with, as mentioned above, the subshare for a deceased granddaughter to pass to such deceased granddaughter's descendants).

During the minority of any person (the "recipient") to whom any devise or bequest or residuary bequest or any other distribution of property is payable under this Will, the Executor, exercising a reasonable discretion, may make distribution in any one or more of the following ways: (1) directly to such recipient such amount as the Executor may deem advisable as an allowance; (2) to the guardian, conservator or limited guardian (including the Executor) of the person or of the property of such recipient; (3) to a custodian (including the Executor) in accordance with the Tennessee Uniform Transfers to Minors Act, to hold until such person reaches age 25 or any lower age that such custodian determines appropriate; (4) to a relative (including the Executor) of such recipient upon the agreement of such relative to expend such property solely for the benefit of the recipient; (5) by expending such income or principal directly for such recipient; or (6) to invest in or contribute to a qualified Internal Revenue Code Section 529 plan as an account owner on behalf of a recipient and exercise any options under such account consistent with the purposes set forth herein.

ITEM 4
EXECUTOR

I nominate the following persons to serve as the Executor of this Will, with such persons to act successively, in the order named:

1. My friend, Katrina Frierson.

2. My son, Jerald Burleson.

To the extent permitted by applicable law, no Executor shall be required to furnish bond, file any inventory or file any accountings with respect to the performance of the Executor's duties.

Any person serving as Executor will render valuable services for which payment of a reasonable fee will be deserved. If any such person desires to be paid a fee, then I do not want any individual serving as Executor to be required to seek approval of a fee from any Court or beneficiary. Accordingly, I authorize any individual serving as Executor to receive and be paid a fee not to exceed the fee that would be charged by a bank or corporate trustee selected by the Executor and located in either my or the Executor's community in accordance with its fee schedule in effect at the time the fee is charged.

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ITEM 5
ADMINISTRATIVE PROVISIONS

A. Payment of Debts, Administration Expenses and Taxes. All of my legally enforceable debts (except secured debts, which may be paid or retained in the discretion of the Executor), my funeral expenses and the expenses of administration of my estate, both domiciliary and ancillary, shall be paid by my Executor as soon as practicable after my death. My Executor shall pay all estate, inheritance and other death taxes that become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

B. Powers of Executor. I grant to my Executor any and all of the powers that an Executor may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers enumerated in T.C.A. § 35-50-110 that can be incorporated by reference as well as any other powers granted in the Tennessee Code, even if my estate is administered in a state other than Tennessee or any Executor 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 Executor.

I grant to and expressly direct that upon and after my death my Executor shall have the broadest power and authority possible under the Tennessee Revised Uniform Fiduciary Access to Digital Assets Act, T.C.A. § 35-8-101 et seq., to access, request, receive, obtain, inspect, save, utilize, and have authority over all of my digital assets, including the content of electronic communications sent or received by me.

Further, and without limiting the foregoing, in accordance with T.C.A. § 35-8-104, I hereby direct that upon and after my death any custodian of my digital assets must allow disclosure of my digital assets, including the content of electronic communications sent or received by me, to my Executor.

I grant to my fiduciaries the power and authority to appoint resident fiduciaries to serve with them when applicable law so requires.

Any real property I own at my death is to be administered as a part of my probate estate subject to the control of the Executor for purposes of administration, as authorized by Tennessee Code Annotated Section 31-2-103.

The proceeds of any life insurance payable to my Executor or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable, exercising a reasonable discretion, for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

C. **Choice of Law.** The laws of the State of Tennessee shall govern this Will.

D. **References to Executor.** For convenience, any Executor named or referred to in this Will (including any alternates or successors) is sometimes referred to in the singular person and masculine gender, regardless of the number or gender of those actually named herein.

E. **Incapacity.** If the capacity of any person who is an Executor under this Will is in question, the person in question shall be conclusively deemed to be incapacitated for all purposes under this Will upon the first to occur of the following:

(1) a written statement that because of any disability, illness or other reason the person in question is unable to give prompt and intelligent consideration to his or her financial and/or legal affairs (a legal adjudication of incapacity, or a certification tantamount thereto, shall not be required to invoke this provision), which is signed by such person's personal, attending physician; or

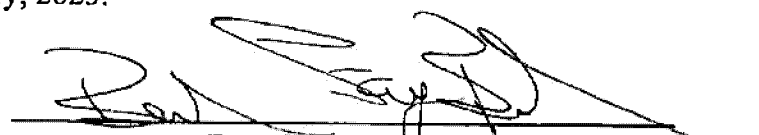
(2) a determination by a court of competent jurisdiction holding the person in question to be legally incapacitated to act in such person's own behalf or the appointment by such court of a guardian or conservator of such person's person or property.

F. **Distribution to Descendants.** Unless specifically provided otherwise herein, references to descendants shall include natural-born and adopted descendants. Distribution to the descendants of any deceased person under this Will shall be per stirpes.

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

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IN WITNESS WHEREOF, I sign this Will in the presence of the persons witnessing it, at my request, on this the 26th day of January, 2023.



Brenda Faye Burleson

Signed and declared by Brenda Faye Burleson to be such person's Will in the presence of all of us at one and the same time, and we, at such person's request and in such person's presence and in the presence of each other, have subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of Brenda Faye Burleson, to the performance of the aforesaid act of execution on the date hereinabove set out, and that Brenda Faye Burleson is eighteen (18) years of age or older.

Kenishea Frierson — Kenishea Frierson

Signature **Print Name**

3110 Doak Avenue Nashville, TN 37218

Address

Kayla Wilson — Kayla Wilson

Signature **Print Name**

1076 Belgium Drive Hermitage, TN 37076

Address

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned persons, after first being duly sworn according to law, depose and say:

1. They witnessed the execution of the Will of Brenda Faye Burleson dated the 26th day of January, 2023, to which this Affidavit is attached, and that this Affidavit is being made at the request of such person and in accordance with the provisions of Tennessee Code Annotated, Section 32-2-110.

2. Their signatures are affixed to the Will, they signed the Will at the request of such person, and in the presence of such person, and in the presence of each other witness, on the date recited in said Will.

3. Brenda Faye Burleson signed said paper writing as and for such person's Will in their sight and presence.

4. At the time they witnessed the Will, Brenda Faye Burleson was eighteen (18) years of age or older and, in their opinion, of sound mind.

Witness

Witness

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 26th day of January, 2023.

My Commission Expires: 01-04-27 KT

Notary Public

Kewanna Frierson
Notary Public
Davidson County, State of Tennessee
Commission Expires January 04, 2027

STATE OF TENNESSEE

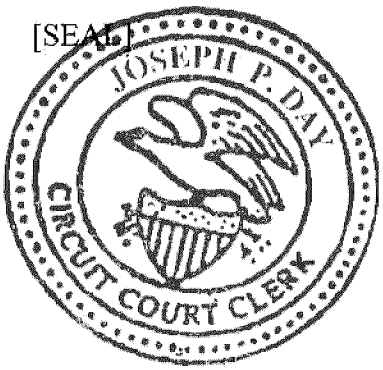
I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the LAST WILL AND TESTAMENT heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 22ND day of February, 2024 in Docket Number23P1906 , IN RE: Brenda Faye Burleson, 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 22nd day of February in the year 2024 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____ Deputy Clerk

[SEAL]



CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 March 8, 2024 (date of document).

Affiant Signature

3-11-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of March, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY