Karen Johnson Davidson County
Batch# 1116524 AFFIDAVITH
03/28/2024 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240328-0021752

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
FILE NO B-24-735

Map and Parcel: 173-00-0-023.00

AFFIDAVIT AS TO HEIRS
of
ROBERTA N. BROWNLEE
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Rutherford

On the 27th day of March, 2024, before me personally appeared **Jerry Harris**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Roberta N. Brownlee aka Roberta Newton Brownlee**, "the Decedent."

And That the Affiant knew the Decedent for over 20 years and is familiar with Decedent's family history as they have been **friends** during this time period.

And that said Decedent died on or about **April 2, 2003**, **a widow**, having been predeceased by their spouse, **Charles E. Brownlee** aka Charles E. Brownlee, Sr., who died on or about **April 24, 1986**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Roberta N. Brownlee**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Charles E. Brownlee, Jr.	**Son**
James H. Brownlee	**Son**
Paul Thomas Brownlee, Sr.	**Son**
Timothy Lee Brownlee	**Son**
John W. Brownlee	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Charles E. Brownlee, Jr., James H. Brownlee, Paul Thomas Brownlee, Sr., Timothy Lee Brownlee, and John W. Brownlee,** as all the heirs of **Roberta N. Brownlee.**

And said decedent did leave a holographic Last Will and Testament that was probated in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 03P683. It is attached as "*Exhibit B.*"

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Rutherford

I, **Jerry Harris**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Jerry Harris 3/27/24

Jerry Harris

Sworn to and subscribed before me on this 27th **day of** March **, 2024.**

Notary Public
My Commission Expires: 6.22.26

(Notary Seal)

NITALYN SUAN CARIASO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 22, 2026

EXHIBIT A

A certain tract of land in Davidson County, Tennessee described as follows:

Land in the 5th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being part of the H. H. Stone Lands, designated as the Westerly parts of Tract 4 and Tract 4-C on a copy of a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, December 29, 1952, as follows:

Beginning at the Northeast corner of this tract and the Northwest corner of a tract of 25.6 acres, more or less, shown on said Watkins' survey at a spike in the center line of Old Hickory Boulevard; thence along the West line of said tract of 25.6 acres South 18 degrees 45 minutes West, 1402 feet to an iron pin in the North line of the property of T. E. Wair; thence with Wair's North line North 86 degrees West passing through a gate 550 feet to a point; thence North 3/4 degrees East 27.8 poles; thence North 86 1/2 degrees West 36 poles; thence North 12 degrees East 16.5 poles; thence North 9 degrees West 32.7 poles; thence North 82 degrees East 34.5 poles to the center line of Old Hickory Boulevard; thence with the center line of the same as follows: South 59 degrees East 8 poles, South 70 degrees East 8 poles, South 76 1/2 degrees East 8 poles, South 85 1/2 degrees East 16 poles, North 80 1/2 degrees East 8 poles, North 77 degrees East 262 feet to the point of beginning, containing 33.9 acres, more or less.

Included in the above description but EXCLUDED therefrom is property described of record in the Deed from James H. Brownlee, Executor of the Estate of Roberta Newton Brownlee to John W. Brownlee, of record in Instrument No. 20030620-0085629, Register's Office for Davidson County, Tennessee.

Further included in the above description but EXCLUDED therefrom is the following described property: The property described herein was originally owned by Charles E. Brownlee and wife, Roberta N. Brownlee. Charles E. Brownlee and wife, Roberta N. Brownlee conveyed the property to Charles E. Brownlee in his sole name by Quitclaim Deed of record in Book 5698, Page 446, Register's Office for Davidson County, Tennessee. Charles E. Brownlee later died with his interest being conveyed to John Wesley Brownlee by the Last Will and Testament of Charles Eugene Brownlee, Sr. (also known as Charles E. Brownlee) of record in Will Book 154, Page 557, County Clerk's Office for Davidson County, Tennessee. John Wesley Brownlee later conveyed his interest to Roberta N. Brownlee and Timothy Lee Brownlee as joint tenants with right of survivorship of record in Book 8182, Page 488, Register's Office for Davidson County, Tennessee. Roberta N. Brownlee has since died vesting title to said tract in Timothy Lee Brownlee.

BEING part of the same property conveyed to Charles E. Brownlee and wife, Roberta N. Brownlee by Deed from Hugh A. Scott and wife, Edna L. Scott by Warranty Deed of record in Book 2540, Page 431, Register's Office for Davidson County, Tennessee, dated May 29, 1956 and recorded on May 31, 1956. The said Charles E. Brownlee having since died on or about April 24, 1986 leaving Roberta N. Brownlee as the surviving tenant by the entirety.

EXHIBIT B
Holographic Will of Roberta Newton Brownlee

03/6/03

This is the last will & Roberta Newton Brownlee and as of this date Oct 30, 2002 I am of sound mind.

I appoint James Harry Brownlee as executor of my will. There is no need in purchasing a bond - I trust him to be fair and honest. If he feels that he needs the help of a lawyer the expense will be paid out of my account. All bills must be paid before estate is ~~divided~~ divided.

I will start with the property. John is to have the home place. This does not include the approximately 29 acres - only the house & yard which would be about 1½ acres. The address is 1166 Old Hickory Blvd Antioch If John should precede me in death the house will be left in the estate to be devised on with the other property. The house at 1166 Old Hickory Blvd will go to Jim -

The property can be divided equally

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sold and divide the money. Or one of you might want to keep it at a reasonable price -- I ask that you three make this decision -

After all expenses paid the CD's bearing annuities were be divided along with the stock.

If one of you should precede the your share were be divided ~~among~~ among your children with 1/3 going to the wife. John Rau and children of his own do 1/3 of John share will go to his wife 1/3 will remain in the estate to be divided among the ~~[illegible]~~ Grandchildren and 1/3 to Antioch First Bapt Church.

Roberta N. Brownlee
Oct 20, 2002

RB including John's Rep. daughter Blaney

RECEIVED
2002 NOV 13 PM 2:35
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC

202403280021752

Certificate of Authenticity

I, Joshua A. Terry, 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 3/27/2024.

Affiant Signature – Joshua A. Terry

3/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/28/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27