BILL GARRETT, Davidson County
Trans:T20120040991 AFFIDAVIT
Recvd: 06/04/12 14:48 9 pgs
Fees:47.00 Taxes:0.00
20120604-0048580

MAP-PARCEL NUMBERS
MAP 52-5
PARCEL 200

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, Nancy C. Ethridge, being first duly sworn according to law, and being of lawful age and a resident of the State of Tennessee for the past 59 years, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Fate H. Ethridge died intestate on August 30 1969, leaving a spouse, Katie Elizabeth Ethridge.

2. Katie Elizabeth Ethridge married David Polland Kerr on or about February 5, 1971. David Polland Kerr died on September 17, 1972.

3. Katie Elizabeth Kerr (the Decedent) died on October 31, 2011.

4. The Decedent left no surviving spouse.

5. The Decedent died leaving one (1) child, Nancy C. Ethridge. The Decedent had no other children.

6. At the time of her death, the Decedent owned property located in Madison, Tennessee, and more particularly described as follows:

> "Land in Davidson County, Tennessee, being part of Lot No. 10 in the subdivision of Lots Nos. 35, 36 and 37in the subdivision of part of the H.B. Chadwell Tract, of record in Book 547, page 60, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, November 21, 1941, as follows: Beginning at an iron pin in the southerly line of the property conveyed to F.M. Powell and Wife, by deed from W. Y. Partee and Wife, of record in Book 725, page 241, said Register's Office, 35 feet south 57 degrees 25' east from the center of a private drive; thence with Powell's southerly line, south 57 degrees 25' east 144.8 feet to an iron pin; thence south 20 degrees 57' west 162.7 feet to an iron pin; thence north 72 degrees 50' west 120 feet; thence north 15 degrees 00' east 200.3 feet to the beginning.

Being the same property conveyed to Roy L. Cambell and Wife, Edna Campbell, by deed from Jack Anglin and wife, Louise Anglin, of record in Book 1340, page 631, Register's Office for Davidson County, Tennessee."

7. Katie Elizabeth Ethridge's Last Will and Testament, which is attached to this Affidavit of Heirship and incorporated herein, gave Ken Hanks a lifetime leasehold interest in the real property.

8. Katie Elizabeth Ethridge's Last Will and Testament gave Nancy C. Ethridge the remainder of the real property in fee simple, upon August 13, 2009.

9. Kenneth Hanks relinquished possession and occupation of the real property on November 27, 2011, ending his lifetime leasehold interest.

10. This Affidavit will confirm the vesting of title to the real property described herein, after the death of Katie Elizabeth Kerr, in Nancy C. Ethridge

FURTHER AFFIANT SAYETH NAUGHT.

Nancy C Ethridge
AFFIANT

Sworn to and subscribed before me this 2nd day of March, 2012.

Amber Hobbs
NOTARY PUBLIC

My commission expires: 06-30-2014

AMBER HOBBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JUNE 30, 2014

PREPARED BY:

PAULA OGLE BLAIR, #15862
Attorney for Nancy C. Ethridge
211 Donelson Pike, Suite 214
Nashville, TN 37214
(615) 882-0190

Copy

11P1684

Last Will and Testament

OF

KATIE E. KERR

FILED
NOV 23 2011
RICHARD R. ROOKER, Clerk
By: Deputy

I, Katie E. Kerr, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare and publish this my Last Will and Testament, hereby revoking all former Wills heretofore made by me.

FIRST: I direct that all my judicially enforceable debts, including the expenses of my last illness and funeral, be paid as soon as practicable after my death, except in no event shall any of my debts be satisfied from life insurance proceeds made payable to my estate. It is my intent that all such insurance proceeds be exempt from the claims of creditors of my estate pursuant to T.C.A. 56-7-201.

SECOND: Subject to any restrictions contained in my mortgage, I bequeath and devise a lifetime leasehold interest in my real property at 1105 Idlewild Court, Madison, Davidson County, Tennessee to Ken Hanks, for so long as he occupies the premises as his residence, pays rent in the amount my monthly mortgage payment to my personal representative, pays all taxes and insurance on the property and maintains the property. All household contents, including but not limited to all furnishings and appliances, shall remain at the property so long as it is occupied by Ken Hanks.

Upon the death of Ken Hanks or upon termination of his tenancy should that occur prior to

Copy

his death as above provided, then I devise the said real property to my daughter Nancy C. Ethridge, if she shall survive me, but should she predecease me, then to Julie Williams, in fee.

THIRD: I devise my real property at 882 Idlewild Drive, Madison, Davidson County, Tennessee to Nancy C. Ethridge if she shall survive me, but should she predecease me, then to Julie Williams, in fee.

FOURTH: To the individuals listed below I bequeath the following:

A. My photo albums, Avon dishes and cabinet to Julie Williams, if she shall survive me.

B. My cedar bedroom suite made by my father to Nancy C. Ethridge, but if she should predecease me or decline to accept the piece, then to Barbara Snow, if she shall survive me.

C. Any vehicle that I may own at the time of my death to Ken Hanks, if he shall survive me.

FOURTH: All of the rest, residue and remainder of my estate I bequeath and devise to my daughter Nancy C. Ethridge, if she shall survive me, but should she predecease me, then to Julie Williams, in fee.

FIFTH: I hereby nominate and appoint Ken Hanks, as Executor of this my Last Will and Testament and direct that he may serve without bond. Should Ken Hanks predecease me or decline or otherwise be unable to serve, I appoint Nancy C. Ethridge as substitute

Copy

Executrix, also to serve without bond.

SIXTH: I authorize my personal representative (Executor or substitute Executrix) in the exercise of reasonable discretion with regard to all property, real or personal, forming a part of my estate, to exercise any and all of the powers set forth in T.C.A. 35-50-110(1-32) inclusive, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers, as set out in said statute on the date of the execution of this Will, are granted, notwithstanding the said statute may be amended hereafter or repealed at the time of my death.

SEVENTH: I hereby vest title to all my interest in real estate in my personal representative and all real estate which I own or in which I have an interest as of the date of my death shall be considered a part of my probate estate and treated as personalty for the purposes of administration of my estate.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament in the presence of the persons witnessing it on this the 13 day of August, 2009, at Mt. Juliet, Tennessee.

Katie E. Kerr

KATIE E. KERR

Copy

Signed by the said KATIE E. KERR as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request and in her sight and presence and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses on the day and date above written.

Witness — Address

Witness — Address

Copy

ATTESTATION CLAUSE AND AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

We, the undersigned, being first duly sworn, make oath that KATIE E. KERR, on the day and date above written, declared and signified to us that the foregoing instrument was her Last Will and Testament; that she then signed said instrument 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 thereto 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 that 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.

Witness — Address

Witness — Address

Sworn to and subscribed before me this 13th day of August, 2009.

Notary Public

My Commission Expires: 3-21-11

JANEL L. McALISTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 23 day of NOVEMBER , 2011 , in Case Number 11P1684 between ETHRIDGE, NANCY C ET.AL Petitioner, and KERR, KATIE ELIZABETH ET.AL Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 04 day of MAY 2012

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk.

SEAL