This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

BILL GARRETT, Davidson County
Trans:T20150055386 AFFIDAVITH
Recvd: 07/09/15 08:52 7 pgs
Fees:37.00 Taxes:0.00
20150709-0066535

AFFIDAVIT OF HEIRSHIP

I, Barry R. Fierst hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant presently resides at the following address:
614 Sissan Street, Silver Spring, MD 20902.

2. That Affiant personally knew **Annette Simon Samuel (aka Annette S. Samuel and Annette Samuel)**, hereinafter referred to as Decedent, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at date of death, Decedent had ownership in certain real estate in **Davidson** County, Tennessee being described as 830 Hillview Heights, Nashville, Tennessee 37204 and having a map and parcel number of Map 105-14-0-C, Parcel 051.00CO.

4. That Decedent died testate on **April 5, 2015**, and was at that time a resident of Montgomery County, State of Maryland, and that her will was probated in Case No. W82265 in the Register of Wills for Montgomery County, Maryland. A copy of her will which was not probated in the State of Tennessee is attached hereto as Exhibit A.

5. That Decedent was unmarried at the time of death.

6. That the following persons are the only children born or adopted by Decedent during the Decedent's lifetime: **Michele Ellen Samuel (daughter) and Monique Erin Samuel (daughter) and Brian Jerel Samuel (son)**. The same are the only devisees as to said property under the aforementioned Last Will and Testament of Annette Samuel.

7. That the following persons constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent: **Michele Ellen Samuel (daughter) and Monique Erin Samuel (daughter) and Brian Jerel Samuel (son).**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

FURTHER AFFIANT SAITH NOT.

Barry R. Fierst, Affiant

STATE OF MD
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Barry R. Fierst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 21st day of May, 2015.

Debra Lynn Moon
Notary Public

My Commission expires: _____

Debra Lynn Moon
NOTARY PUBLIC
Montgomery County, Maryland
My Commission Expires 8/6/2015

NOTARY PUBLIC MD

Exhibit A

LAST WILL AND TESTAMENT

OF

ANNETTE SAMUEL

I, **ANNETTE SAMUEL**, a resident of and domiciled in the State of Maryland, make, publish and declare this to be my Last Will and Testament, revoking all wills and codicils at any time heretofore made by me.

FIRST: I direct that the expenses of my last illness and funeral (in such amounts as my personal representative may determine), the expenses of the administration of my estate, and all estate, inheritance and similar taxes payable with respect to property included in my estate, whether or not passing under this will, and any interest or penalties thereon, shall be paid out of my residuary estate, without being subject to any limitation of law or rule of court, and without apportionment and with no right of reimbursement from any recipient of any such property.

SECOND: I give all my real estate located at 762B 94th Street, Ocean City, MD 21842, and all rights that I have under any related insurance policies, to my children (MICHELE ELLEN SAMUEL, MONIQUE ERIN SAMUEL and BRIAN JEREL SAMUEL) who survive me, as joint tenants with rights of survivorship.

THIRD: I give all tangible personal property owned by me at the time of my death, including without limitation personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, and all rights that I have under any related insurance policies, to those of my children who survive me, in substantially equal shares, to be divided among them as they shall agree, or if they cannot agree within three months of my death, as my personal representative shall determine.

FOURTH: I give the sums of $15,000.00 for the benefit of each of my grandchildren ARIEL SAMUEL, JAKE SAMUEL and MARK SAMUEL (each grandchild hereinafter referred to as a "Beneficiary") in accordance with the following provisions:

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200-A MONROE STREET
SUITE 200
ROCKVILLE, MD 20850
(301) 762-6672

DJ RMP

If a Beneficiary is the age of twenty-five (25) years or older at the time of my death, said sum shall be paid and distributed to such Beneficiary, free of trust.

If any Beneficiary is under the age of twenty-five (25) years at the time of my death, the share of such Beneficiary shall not be paid or distributed to such Beneficiary but instead shall be given to my trustee and held by my trustee, **IN TRUST**, pursuant to the following provisions:

(i) My trustee shall hold, manage, invest and reinvest each share set aside for each Beneficiary in a separate trust.

(ii) When any Beneficiary attains the age of twenty-five (25) years, the trust for such Beneficiary shall terminate and the principal and income shall be paid and distributed to such Beneficiary, discharged of trust. If such Beneficiary dies before said age, such principal and income shall be paid and distributed to any then living issue of such Beneficiary, in equal shares per stirpes, or if such Beneficiary has no issue to my then living grandchildren, in equal shares per stirpes. If any such grandchild is a beneficiary of a trust under this will, the same may be held in accordance with such trust.

FIFTH: I give all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, that I own or to which I shall be in any manner entitled at the time of my death (collectively referred to as my "residuary estate"), to those of my children who survive me and to the issue who survive me of those of my children who predecease me, per stirpes.

SIXTH: If any principal or income of my estate or any trust hereunder vests in absolute ownership in a minor, my personal representative or trustee, at any time and without court authorization, may: distribute the whole or any part of such property to the beneficiary; or use the whole or any part for the health, education, maintenance and support of the beneficiary; or distribute the whole or any part to a guardian, committee or other legal representative of the beneficiary, or to a custodian for the beneficiary (including a custodian appointed by my personal representative or trustee without court order) under any gifts to minors or transfers to minors act, or to the person or persons with whom the beneficiary resides. Evidence of any such distribution or the receipt therefor executed by the person to whom the distribution is made shall be a full discharge of my personal representative and trustee from any liability with respect thereto, even though my

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personal representative or trustee may be such person. My personal representative or trustee may defer the distribution of the whole or any part of such property until the beneficiary attains the age of twenty-one (21) years, and may hold the same as a separate fund for the beneficiary with all of the powers described in Article EIGHTH hereof. If the beneficiary dies before attaining said age, any balance shall be paid and distributed to the estate of the beneficiary.

SEVENTH: I appoint MICHELE ELLEN SAMUEL to be my personal representative. If MICHELE ELLEN SAMUEL shall fail to qualify for any reason as my personal representative, or having qualified shall die, resign or cease to act for any reason as my personal representative, I appoint MONIQUE ERIN SAMUEL as my personal representative. If MONIQUE ERIN SAMUEL shall fail to qualify for any reason as my personal representative, or having qualified shall die, resign or cease to act for any reason as my personal representative, I appoint BRIAN JEREL SAMUEL as my personal representative. I appoint BRIAN JEREL SAMUEL to be my trustee. If BRIAN JEREL SAMUEL shall fail to qualify for any reason as my trustee, or having qualified shall die, resign or cease to act for any reason as my trustee, I appoint MICHELE ELLEN SAMUEL as my trustee. I direct that no personal representative or trustee shall be required to file or furnish any bond, surety or other security in any jurisdiction.

EIGHTH: I grant to my personal representative and trustee all powers conferred upon personal representatives, executors and trustees wherever my personal representative or trustee may act. I also grant to my personal representative and trustee power to retain, sell at public or private sale, exchange, grant options on, invest and reinvest, and otherwise deal with any kind of property, real or personal, for cash or on credit; to hold, manage, insure, repair, improve, demolish, divide, lease for any term (whether or not beyond any period fixed by statute for leases made by fiduciaries or beyond the term of any trust created hereunder), and otherwise deal with and dispose of any property; to borrow money and mortgage, encumber or pledge any property to secure loans; to hold property in bearer form or in the name of a nominee; to pay any legacy or distribute, divide or partition property in cash or in kind, or partly in kind, and to allocate different kinds of property, disproportionate amounts of property and undivided interests in property among any trusts, parts, funds or shares; to determine the fair valuation of property, with or without regard to tax basis; to render liquid my estate or any trust in whole or in part, at any time and from time to time, and to hold cash or readily marketable securities of little or no yield for such periods as my personal representative or trustee shall deem advisable; to exercise all powers of an absolute owner of property; to incorporate any business and form limited liability companies and hold any interests in corporations and

limited liability companies; to vote stock or securities, in person or by proxy; to exercise subscription and conversion rights, and to participate or refuse to participate in any reorganization, recapitalization, merger, consolidation, liquidation, dissolution or other action with respect to any corporation; to transfer any business or property to a partnership and to be a general or limited partner; to compromise and release claims with or without consideration; to execute and deliver deeds and other instruments, including releases; to change the situs or governing law of any trust hereunder to any state my personal representative or trustee from time to time may deem desirable; and to employ attorneys, accountants and other persons for services or advice.

If and to the extent permitted by applicable law in effect at the time of my death, my personal representative shall have the authority to determine what property shall receive basis increases pursuant to the Internal Revenue Code and the amount of such increases and to make such determinations without regard to any duty of impartiality as between different beneficiaries.

The term "personal representative" wherever used herein shall mean the personal representatives, executors, executor, executrix or administrator in office from time to time. The term "trustee" wherever used herein shall mean the trustees or trustee in office from time to time. Each personal representative and trustee shall have the same rights, powers, duties, authority and privileges, whether or not discretionary, as if originally appointed hereunder.

No fiduciary shall be liable for acts or omissions in administering my estate or any trust created under this will, except for that fiduciary's own actual fraud, gross negligence or willful misconduct.

NINTH: If any beneficiary under this will and I (or any other person upon whose death the interest of such beneficiary depends) shall die in a common accident or under circumstances in which it is difficult or impractical to determine who survived the other, then I direct that for purposes of this will such beneficiary shall be deemed to have predeceased me (or such other person).

TENTH: No disposition, charge or encumbrance on any income or principal of any trust hereunder or my estate by any beneficiary thereof shall be valid or binding upon my personal representative or trustee. No beneficiary shall have the right to assign, sell, pledge, encumber, anticipate, dispose of, or otherwise transfer in any manner (voluntary or involuntary) any such income or principal until the same shall be paid to such beneficiary by my personal representative or trustee. No such income or principal shall be subject in any

manner to any claim of any voluntary or involuntary creditor of any beneficiary or liable to attachment, garnishment, execution or other legal or equitable process prior to its actual receipt by the beneficiary.

IN WITNESS WHEREOF, I, ANNETTE SAMUEL, sign, seal, publish and declare this instrument as my last will and testament this 19th day of April, 2012.

ANNETTE SAMUEL

The foregoing instrument was signed, sealed, published and declared by ANNETTE SAMUEL, the above-named Testatrix, to be her last will and testament in our presence, all being present at the same time, and we, at her request and in her presence and in the presence of each other, have subscribed our names as witnesses on the date above written.

Dora Jurado residing at

13920 Valleyfield Dr.
Silver Spring, MD 20906

Barry A. Fiest residing at

614 Sissen St
Silver Spring, MD 20901

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