BILL GARRETT, Davidson County
Trans:T20150068462 AFFIDAVITH
Recvd: 08/14/15 11:45 12 pgs
Fees:62.00 Taxes:0.00
20150814-0081732

Prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F103
Franklin, Tennessee 37067
from information furnished by the parties.
The preparer makes no claims or warranties as to the status of title.

AFFIDAVIT OF HEIRSHIP

Joe N. Smith, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. Affiant is 18 years or older and suffers under no disability and resides at the following address: 7174 Whites Creek Pike, Joelton, TN 37080.

2. Affiant personally knew **Nancy L. Pride**, deceased (hereinafter referred to as "Decedent"), and has personal knowledge of the family of Decedent by reason of being the widower of Decedent's late daughter, Carole Lynn Pride Smith.

3. Affiant knows that at the date of Decedent's death Decedent owned real property known as 203 Edgebrook Road, Goodlettesville, Tennessee 37072, and described as follows (hereinafter, the "Real Property"):

   Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Blair Manor of record in Plat Book 3300, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. Decedent died on January 20, 2015. Affiant knows of one will executed by decedent on July 23, 2013, but the original instrument has not been probated, a copy of which is attached hereto as Exhibit A. Said will purports to devise the Real Property to Decedent's only living child, **Michael Carl Pride**.

5. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712 in order to confirm the vesting of title to the above-described Real Property.

5. Decedent was married only once during Decedent's lifetime. Her only husband was **Carl Fessy Pride**.

6. Decedent originally acquired the Real Property as tenants by the entirety with her husband on March 22, 1963 with Decedent's late husband **Carl Fessy Pride.** See Warranty Deed recorded in the Registers Office for Davidson County, Tennesse at Book 3530, Page 513. Decedent was continually married to **Carl Fessy Pride** until the date of his death on October 20, 2004, at which time Decedent became the sole owner of the Real Property by virtue of her survivorship interest in the Real Property. Decedent never remarried, and was not survived by a spouse.

7. The following persons are ALL of the children born to or adopted by Decedent during Decedent's lifetime:

Carl Michael Pride, age 51, 203 Edgebrook Road, Goodlettsville, TN 37072

Carole Lynn Pride Smith, died November 2, 1991.

8. The following persons constituted all of the heirs-at-law of Decedent as of the date of Decedent's death: **Michael Carl Pride**

FURTHER AFFIANT SAITH NOT.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe N. Smith**, the within named Affiant, 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, and who acknowledged that he/she executed the within instrument as his/her free act and deed for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2015.

Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

EXHIBIT A

2013

LAST WILL AND TESTAMENT OF NANCY L. PRIDE

I, NANCY L. PRIDE, presently residing at 203 Edgebrook Road, Goodlettsville, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

My child is MICHAEL CARL PRIDE. Any reference to my child will refer to this child. My deceased child is CAROLE LYNN PRIDE SMITH. Any reference to my grandchildren will include the child of CAROLE LYNN PRIDE SMITH.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following:

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims.

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

ARTICLE III
EXECUTOR

I appoint MICHAEL CARL PRIDE to act as my Executor. If MICHAEL CARL PRIDE is unable or unwilling to act, then I appoint KATHLEEN BAKER to act as my Executor. To the extent permitted by law, the Executor shall serve without bond.

ARTICLE IV
PERSONAL PROPERTY BEQUESTS

Section 1. I give my automobile and my wedding rings and Carl Pride's wedding rings, to my son, MICHAEL CARL PRIDE if MICHAEL CARL PRIDE survives me. If

 Initials: nlp

MICHAEL CARL PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

Section 2. I give my small 2 diamond ring (worn on my pinky finger) to my great grandson, PEYTON GORDY if PEYTON GORDY survives me. If PEYTON GORDY fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will. Provided that, if the beneficiary has not reached the age of majority, then this gift shall be delivered to the mother, FAITH SMITH, or the legal representative of the beneficiary. Receipt of the FAITH SMITH or the legal representative shall constitute a complete and final discharge of the Executor's duties.

Section 3. I give my Pearl necklace and earrings that I bought in St. Thomas, my heart-shaped ruby stone necklace, to CARLIE PRIDE if CARLIE PRIDE survives me. If CARLIE PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

Section 4. I give my birth mother's diamond pendant and ring to FAITH SMITH at the passing of my step-mother, DELCIE SOYARS LONGHURST.

Section 5. I give Aunt Thelma Aldrich's wedding band, my three (3) diamond necklace with the gold chain, and my Crystal stemware that is located in the hutch in dining area, to ELIZABETH PRIDE if ELIZABETH PRIDE survives me. If ELIZABETH PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

Section 6. I give my Christmas china that is packaged in the living room closet to KIMBERLY PRIDE if KIMBERLY PRIDE survives me. If KIMBERLY PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

to sell

Pay Katie-Lon Fee Ellers fee

Section 7. If KATHLEEN BAKER acts as my Executor, then I direct KATHLEEN BAKER to sell my Rose Mahogany chest (from Aunt Thelma Aldrich), my large gold scones (from Aunt Thelma Aldrich), my light wood round table with glass top and glass insets on sides (from Aunt Thelma Aldrich) and my half moon mahogany table (from Aunt Thelma Aldrich), my good china, my Mother and Daddy Soyars' china that is boxed and in the basement, and my grandmother's china boxed in the basement. From the net proceeds and for handling the said sale, I give to KATHLEEN BAKER a reasonable sum as determined by KATHLEEN BAKER in her sole discretion, with the remainder of the net proceeds to be distributed equally among ELIZABETH PRIDE, ANNIE CAROLE PRIDE, CARLIE PRIDE, and FAITH SMITH, or to the survivors or survivor as the case may be.

Section 8. I give my small 1-diamond silver and gold ring worn on my index finger and my diamond dinner ring that has diamonds from my mother's wedding ring to ANNIE CAROLE PRIDE if ANNIE CAROLE PRIDE survives me. If ANNIE

 Initials: mlp

CAROLE PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

Section 9. I have special Christmas ornaments that are labeled with one of the following names: ELIZABETH PRIDE, ANNIE CAROLE PRIDE, CARLIE PRIDE, FAITH SMITH, NELSON SMITH, ALEX SMITH, and PEYTON GORDON. I give each ornament to the individual whose name appears on it. If the beneficiary named on a particular ornament fails to survive me, then that beneficiary's ornament shall be distributed to the survivors or survivor as the case may be.

Section 10. I give my snow people collection and my Santa collection to ELIZABETH PRIDE, ANNIE CAROLE PRIDE, CARLIE PRIDE and FAITH SMITH in equal shares or to the survivor or survivors, as the case may be. It is my desire that these individuals think of all the fun I had collecting them and sharing them each Christmas and winter season.

Section 11. I give my small Raggedy Ann and Andy dolls located in the hutch that came from Aunt Thelma Aldrich to ANNIE CAROLE PRIDE if ANNIE CAROLE PRIDE survives me. If ANNIE CAROLE PRIDE fails to survive me, then this bequest shall be distributed in accordance with the remaining provisions of this Will.

Section 12. I give all my clothes to ELIZABETH PRIDE, ANNIE CAROLE PRIDE, CARLIE PRIDE, FAITH SMITH, and CHRISTY SMITH, or to the survivors or survivor as the case may be, divided as they may agree or if they fail to agree within a reasonable time, as my Executor shall determine. If any clothes remain unselected by the individuals named herein, then it is my desire that they be donated to the GOODLETTSVILLE HELP CENTER currently located in Goodlettsville, Tennessee.

Section 13. I have Crystal stemware (from Aunt Thelma Aldrich) that is packed in the basement and marked with one of the following names: FAITH SMITH, ANNIE CAROLE PRIDE and CARLIE PRIDE. I give each item of stemware to the individual whose name is written on it. If the beneficiary named on a particular item of stemware fails to survive me, then that beneficiary's share shall be distributed to the survivors or survivor as the case may be.

I ~~Crystal~~ that was Carl's and Mine to Elizabeth

ARTICLE V
TANGIBLE PERSONAL PROPERTY

My Executor shall deliver all remaining tangible personal property to my child, MICHAEL CARL PRIDE, if he survives me. If MICHAEL CARL PRIDE fails to survive me, all my remaining tangible personal property shall be delivered to the persons named below in accordance with the stated percentages:

a. Seventy-Five (75%) to my grandchildren who survive me, in portions of equal value, divided as they may agree, or if they do not agree within a reasonable time, as my

Executor determines. I deliberately make no provision in this Article for the descendants of a deceased grandchild, whether born before or after the date of this Will.

b. Twenty-Five (25%) to my step-grandchild, JOE NELSON SMITH, JR., and my step-grandchild, ALEX ISAAC STEEL SMITH, in equal shares or to the survivor of them.

"Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

If tangible personal property is to be distributed to a minor, my Executor may determine that specific items (e.g., a motor vehicle) are inappropriate for distribution to or retention for a minor, and my Executor may sell those items and distribute the proceeds to the beneficiary. My Executor may distribute tangible personal property or the proceeds from the sale of tangible personal property to a minor, to the minor's guardian or custodian or to any adult with whom the minor lives, without further liability.

ARTICLE VI
DISTRIBUTION OF RESIDUE

Section 1. I direct that the residue of my estate be given to my child, MICHAEL CARL PRIDE, if he survives me.

Section 2. If MICHAEL CARL PRIDE fails to survive me, I direct that the residue of my estate be distributed to my grandchildren who survive me, in equal shares. I deliberately make no provision in this Article for the descendants of a deceased grandchild, whether born before or after the date of this Will.

Section 3. Provided that if one or more of my grandchildren are entitled to share in my estate, as provided in the previous section, and any of those beneficiaries has not reached the age of twenty-one (21) at my death, then the share of each such beneficiary shall be distributed to my Trustee and administered in accordance with the provisions of the Article entitled "Trust for Grandchildren."

ARTICLE VII
TRUST FOR GRANDCHILDREN

In administering the Trust provided for my grandchildren, my Trustee shall maintain and distribute the Trust assets as follows:

(a) Shares. The Trustee shall maintain my grandchildren's shares of the residue of my estate in separate Trusts for each grandchild. When a grandchild reaches the age of

twenty-one (21) the Trustee shall immediately distribute to such grandchild his or her separate Trust.

(b) Income Before Age 21. Before the grandchild attains the age of twenty one (21) years, Trustee, in its discretion, shall pay to or use for the benefit of the grandchild all or any part of net income. In exercising its discretion, Trustee shall consult with and be guided by the guardian of the grandchild, if any, but Trustee shall make the final decision. Trustee shall add income to principal, at Trustee's discretion.

(c) Principal. Trustee shall pay to or for the benefit of the grandchild those portions of principal that Trustee determines necessary for the reasonable health care, education, support and maintenance of the grandchild. Reasonable support and maintenance includes, but is not limited to, obtaining a residence or becoming established or remaining in a business or profession.

(d) Residue. When a grandchild attains the age of twenty-one (21) years, Trustee shall distribute all remaining assets to said grandchild free from trust.

(e) Death of Grandchild. If a grandchild should die while this Trust is being held, then the Trust shall terminate and shall be distributed in accordance with the Article of my Will entitled "Distribution of Residue," provided, however, that the persons entitled to take property shall be determined as if I had died on the date of said grandchild's death.

(f) Notwithstanding any other provisions in this Will, the Trust administered under this Will shall terminate not later than ninety (90) years after the date of my death. At that time, the property held in Trust shall be discharged of any Trust, and shall immediately vest in and be distributed to the living beneficiaries of the Trust.

(g) A beneficiary's interest in any Trust administered under this Will shall not be subject to assignment, alienation, pledge, attachment or claims of the spouse or creditors of the person having the interest.

ARTICLE VIII
TRUSTEE'S POWERS

My Trustee shall have the following powers and duties:

Section 1. It is my intention that the Trustee's powers to conserve, protect, manage and invest property of the Trust shall be the same as I possess in the management of my own affairs, notwithstanding the provisions of any law now in existence or later enacted pertaining to powers which may be properly exercised by fiduciaries.

Section 2. Without limiting the broad scope of the powers intended by this Article, I grant the Trustee the following specific powers:

(a) To hold and retain all or any part of the Trust property in the form first received by the Trustee.

(b) To sell or otherwise dispose of any Trust property, real or personal, in any manner and upon any terms that the Trustee determines to be in the best interests of all persons having vested beneficial interest in the Trust estate.

(c) To invest and reinvest in any kind of property, either real or personal.

(d) To trade options on any recognized option exchange.

(e) To join in any reorganization, readjustment, merger, consolidation, exchange, voting Trust or any other act of any corporation whose securities form part of the Trust, and to do all things required of a security holder in order to participate in such action.

(f) To exercise all rights with respect to any property of the Trust, including land, air and mineral rights, which could be exercised by an owner of such property, and to enter into any agreement with respect to any property of the Trust, whether or not the term of such agreement may exceed the term or probable term of the Trust.

(g) To carry insurance of any kind and in any amount, including liability coverage and title insurance, at the expense of the Trust.

(h) To borrow money from any source, including a Corporate Trustee or any of its affiliates, and to secure payment of such debt by the pledge or mortgage of any property of the Trust.

(i) To collect, enforce, compromise or submit to arbitration claims or demands in favor of or against the Trust.

(j) To hold securities or other property in the name of the Trustee or in the name of a nominee or nominees of the Trustee, or to hold securities unregistered in such condition that ownership will pass by delivery.

(k) To make distributions, divisions, and allocations of property in cash or in kind, or partly in each, and to resolve doubtful questions as to the value of property for such purposes.

(l) To make determinations as to the allocation of receipts and the apportionment of expenditures between income and principal. The Trustee shall not be required to follow any provision of law regarding such determinations.

(m) To employ, at the expense of the Trust, attorneys, accountants, agents, custodians, managers and such other persons as the Trustee determines necessary in the proper administration of the Trust.

(n) To make distributions of income and of principal to or for the benefit of the beneficiaries of such distributions directly to such beneficiaries, to persons legally appointed to act for such beneficiaries or to any other persons who may have the actual care and custody of such beneficiaries for the support and education of such beneficiaries. The Trustee shall be under no duty to see the application of such distributions.

(o) To determine the identity of all persons having a vested or non-vested beneficial interest in the Trust, with or without legal proceedings.

(p) To exercise such elections or options permitted under tax law as the Trustee determines to be in the best interests of all persons having a vested beneficial interest in the Trust.

(q) My Trustee may make loans from the Trust estate, with or without security or interest, to my Executor in order to provide my Executor with necessary funds to conclude the administration of my estate.

Section 3. Any Trustee shall have the right to resign by delivery of written notice of such intention to the court having jurisdiction of the Trust, and such resignation shall take effect upon the appointment of a successor Trustee and the court's approval of the resigning Trustee's final accounting.

Section 4. If all of the persons named as Trustee or Successor Trustee in this document are unwilling or unable to act or to continue to act as Trustee, a successor Trustee shall be nominated by a majority of the income beneficiaries of all of the Trusts then being administered under this Will or their legal guardians acting in their behalf. If, upon resignation of a Trustee, a successor Trustee is not nominated by the income beneficiaries within sixty (60) days, the resigning Trustee shall nominate the successor Trustee.

Section 5. Whenever a Trustee ceases to act, the successor Trustee shall have all of the title, powers, rights, discretions, obligations and immunities of its predecessor Trustee.

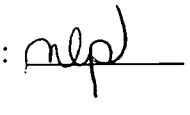
Section 6. Any Trust may be terminated earlier than the time provided in this Will if my Trustee determines that such action would be in the best interest of my beneficiaries because of circumstances not known or contemplated during my lifetime. Such circumstances would include, but not be limited to, significant depletion of the Trust assets or changes in law which tend to negate the Trust purposes. Upon making this determination, the Trustee shall immediately distribute all of the Trust estate to my beneficiaries, or their issue as provided above. No person named to receive ultimate distribution of the principal, whether or not such right is vested, shall have any claim against such early distribution to other persons.

Section 7. Provisions of this Trust for the use of income or principal for the support of a beneficiary shall include the expenditure of necessary amounts to provide a suitable residence (such residence may include my last residence), when in the Trustee's sole discretion, the beneficiary or beneficiary's Guardian cannot bear the financial burden of such provision.

Section 8. In exercising discretionary power to distribute income or principal to or for the benefit of a beneficiary, or to withhold such distributions, the Trustee shall consider the following:

(a) Allowance shall be made for all income or financial support which the Trustee knows to be available to such beneficiary from sources other than this Trust, including the legal responsibility of any person to furnish financial support to the beneficiary. The Trustee shall make a reasonable effort to determine whether or not such outside resources exist. However, the Trustee shall be entitled to rely upon any representations made by the beneficiary or others as to the existence of such outside resources and shall not be held liable for actions taken in good faith in reliance upon such representations.

(b) A beneficiary shall be deemed to be able to support himself or herself entirely if such beneficiary or the person legally responsible for furnishing his or her financial support is not, in the Trustee's judgment, prevented by age, health, school attendance, or

 Initials: 

some extraordinary circumstance from earning a suitable livelihood by full-time employment.

Section 9. The Trustee of the Trusts administered under this Will shall report at least annually to the income beneficiaries all the receipts and disbursements during the reporting period and assets then held in the Trust.

ARTICLE IX
APPOINTMENT OF TRUSTEE

I appoint KATHLEEN BAKER to serve as Trustee of any Trust created in this Will. To the extent permitted by law, the Trustee shall serve without bond.

ARTICLE X
CONTINGENT DISTRIBUTION OF RESIDUE

If all of my residuary devisees fail to survive me, I direct that my residuary estate be distributed to my heirs-at-law, as determined by the Tennessee laws of intestate succession in existence at the time of the execution of this Will.

ARTICLE XI
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE XII
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

Section 4. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

 Initials: mlp

ARTICLE XIII
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

In addition, my Executor is authorized to perform any act which the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 23RD day of July, 2013.

Nancy L. Pride

NANCY L. PRIDE

STATEMENT OF WITNESSES

This document, consisting of 9 pages including this page, was signed by NANCY L. PRIDE on the 23 day of July, 2013 as her Last Will and Testament in our presence. Further we have signed our names as witnesses at her request in each other's presence.

Signature: Monica Hoffman

Address: 14106 S. Calhoun
Burnham, IL 60633

Signature: Horace D. Lumpkin

Address: 1145 Butterworth Rd.
Kingston Springs, TN

 Initials: NLP

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

Monica Atkins and Horace D. Lampley having first been duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee.

2. That we witnessed the execution of the Last Will and Testament of NANCY L. PRIDE, the Testatrix, dated the 23 day of July, 2013, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee code Annotated, Section 32-2-110.

3. That the Testatrix, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, her Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to her signature and act of execution.

5. That the Testatrix was, in the opinion of each of us, of sound mind and disposing memory at the time she executed said Last Will and Testament.

Monica Atkins

Horace D. Lampley

W. FAYE NOVELLY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of July, 2013.

W. Faye Novelly
Notary Public
My Commission Expires: 12-20-2015