Davidson County AFFIDAVITH
Recvd: 05/12/17 10:32 6 pgs
Fees:32.00 Taxes:0.00
20170512-0047268

Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
Diane G. Watson et al
502 Yellowstone Court
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
Davidson Co. 175-04-0A-062-00-CO
Sevier Co. 127A-B-00600C
SI 013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

RE: Property Described in
Book D568, Page 700 Sevier Co.
Instrument 20160607-0057328
Davidson Co.

I, Jackie Charlton, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. Bonnie Gardner died on the 6th day of April 2017.
2. Bonnie Gardner was not married at the time of her death.
3. The only children born (or legally adopted) by Bonnie Gardner from all marriages are: Diane G. Watson, Sherri Gardner Duncan and David Neal Gardner.
4. The Decedent died (testate), leaving an unprobated Will devising her estate to her Heirs at Law. Reference attached Will.

Witness my hand this the 11th day of May, 2017.

Affiant

Sworn to and subscribed before me this the 11th day of May, 2017,

Notary Public

Commission Expires: 2-18-19

MARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Last Will and Testament

OF

BONNIE GARDNER

I, Bonnie Gardner, of the City of Cane Ridge (Nashville), County of Davidson, State of Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking and annulling any and all other wills and codicils by me at any time heretofore made.

ARTICLE I

I direct that all of my just debts, my funeral expenses and the cost of administration of my estate be paid as soon as practicable after my death. My Executors, in their sole discretion, may pay from my Domiciliary Estate, all or any portion of the cost of ancillary administration and similar proceedings in other jurisdiction. In the event that any property or interest in property passing under this will, by operation of law, or otherwise by reason of my death shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually, it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking by survivorship, or beneficiary or life tenant receiving such property or interest in property shall take it subject to all encumbrances existing at the time of my death.

ARTICLE II

I give and bequeath the sum of $25,000.00 to my daughter, Diane G. Watson, if she shall survive me. In the past, I have provided comparable assistance to my other children, Sherrie and David.

I also give and bequeath the sum of $500.00 to each of my grandchildren, Whitney Duncan League, Joseph Charles Duncan, Charlton Hunter Watson, Grayson Diane Watson, Taylor Neal Gardner and Peyton Charles Gardner, if they shall survive me.

Should Peyton Gardner be less than 18 years of age, his bequest shall be paid to his father, David Gardner, for his benefit.

I have another grandchild soon to be born, Easton Nash League. I give and bequeath the sum of $500.00 to each grandchild born to my children after the execution of my Will, if the grandchild shall survive me. Should any of the grandchildren be less than 18 years of age, the $500.00 shall be paid to the grandchild's parents for the grandchild's benefit.

ARTICLE III

All the rest, residue and remainder of the property which I may own at my death, real, personal and mixed, tangible or intangible, of whatsoever nature and wheresoever situated, including all lapsed legacies and devises, I give, devise and bequeath to my three children, Diane G. Watson, Sherri Gardner Duncan and David Neal Gardner, in equal shares.

Should any of my children predecease me, their share of my estate shall go to their children, then living, in equal shares, per stirpes.

ARTICLE IV

I hereby nominate, designate, constitute and appoint Diane G. Watson, Sherri Gardner Duncan and David Neal Gardner as the Co-Executors of this my Last Will and Testament and direct that no bond be required for the faithful performance of their duties or inventory be required. If Diane G. Watson, Sherri Leigh Duncan or David Neal Gardner should predecease me or for any reason shall fail to qualify as Co-Executors hereunder, then in such event, I appoint the remaining children, as Executors of this my Last Will and Testament and direct that no bond be required for the faithful performance of their duties or inventory be required.

Without diminution or restriction of the powers vested in them by law, or elsewhere in this instrument, the Executors shall have all the powers and duties set forth in subparagraphs 1 to 32 inclusive of Section 35-50-110, Tennessee Code Annotated.

In testimony whereof, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and two preceding typewritten page, and for the purpose of identification, I have signed each such preceding page all in the presence of the persons witnessing it at my request on the 9th day of January, 2015, at Smyrna, Tennessee.

Bonnie Gardner
Testatrix

The foregoing instrument, consisting of this and two preceding typewritten pages was signed, sealed, published and declared by Bonnie Gardner, the Testatrix, to be her Last Will and Testament in our presence and we, at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, this 9th day of January, 2015, at Smyrna, Tennessee.

Witness Jeri Holloway Residing at 1009 Lily Ann Court LaVergne TN 37086

Witness Kelsee Holloway Residing at 1009 Lily Ann Court LaVergne, TN 37086

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Kelsie Holloway and Lori Holloway being first fully sworn, make oath that the foregoing Last Will and Testament was signed by Bonnie Gardner as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament in the sight and presence of us, the undersigned, who, at her request and in her sight and presence and in the presence of each other subscribed our names as attesting witnesses on this the 9th day of January, 2015, in Smyrna, Tennessee County, Tennessee, and we further make oath that the Testatrix was of sound mind on said date and was more than eighteen (18) years of age; and that each of the witnesses was more than eighteen (18) years of age.

Kelsie Holloway

Lori Holloway

Sworn to and subscribed before me this 9th day of January, 2015.

Notary

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-18-15

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY