Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

JUDY S. WELLS, ATTORNEY
7101 EXECUTIVE CENTER DRIVE, SUITE 151
SYNERGY BUSINESS PARK,
BRENTWOOD, TN 37027

Bill Garrett Davidson County
Batch# 79952 AFFIDAVITH
04/12/2018 09:25:19 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20180412-0034367

AFFIDAVIT OF HEIRSHIP

Mark E. Jenkins, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address:
   711 Rocky Ridge Circle, LaVergne, Tennessee 37086

2. That Affiant personally knew Sara Vaughan Edwards, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the follows: family member.
   (e.g., kinship, neighbor, business relationship, etc.);

3. That Affiant **Mark E. Jenkins** (knew/is advised) that at date of death, said Decedent Sara Vaughan Edwards (owned/held an interest in) the following described real estate in Davidson County, Tennessee: 2519 Blair Boulevard, Nashville, TN 37215.

4. That Decedent died on June 15, 2017, and was at the time a resident of Davidson County, Tennessee;

5. That Decedent died leaving a Will, attached herein; as Exhibit A
   Will is not probated.

6. That N/A (name/not applicable) was the surviving spouse of Decedent;

7. That said surviving spouse N/A ~~is not~~ is not (is/is not) presently living;

8. That the following personal are ALL of the children born to or adopted by Decedent during his (his/her) lifetime (List all children, living or decease:
   William E. Edwards, III

9. That the following are all the brothers and sisters of the Decedent, both living and deceased (complete if Decedent is NOT survived by spouse, children or parent):
   none

10. That the following persons constituted all of the heirs-at-law (and surviving spouse, if applicable) of Decedent at his (his/her) date of death:
    William E. Edwards, III

11. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (List name, age, relationship and present address):
    William E. Edwards, III

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

12. Additional Information, if any, either known or understood to be true by the Affiant:

none

Date this 28 day of March, 2018.

Mark E Jenkins
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant **Mark E. Jenkins**, with whom I am personally acquainted, who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at office, this 28th day of March, 2018.

Christina L Binkley
Notary Public

My Commission Expires:

CHRISTINA L. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

" EXhibit A"

LAST WILL AND TESTAMENT OF

Sara Vaughan Edwards

I, Sara Vaughan Edwards, a resident of Nashville, Tennessee, being of sound and disposing mind and memory and over the age of eighteen (18) years or having been lawfully married or a member of the armed forces of the United States or a member of an auxiliary of the armed forces of the United States or a member of the maritime service of the United States, and not being actuated by any duress, menace, fraud, mistake, or undue influence, do make, publish, and declare this to be my last Will, hereby expressly revoking all Wills and Codicils previously made by me.

I. EXECUTOR: I appoint William E. Edwards, III as Executor of this my Last Will and Testament and provide if this Executor is unable or unwilling to serve then I appoint Kristy L. Edwards as alternate Executor. My Executor shall be authorized to carry out all provisions of this Will and pay my just debts, obligations and funeral expenses.

II. ACKNOWLEDGMENT OF CHILDREN

I have the following children, and all references to "children" in my Last Will and Testament refer to the named following:

Name: William E. Edwards, III Date of Birth: August 1, 1961

III. SIMULTANEOUS DEATH OF BENEFICIARY: If any beneficiary of this Will, including any beneficiary of any trust established by this Will shall die within 60 days of my death or prior to the distribution of my estate, I hereby declare that I shall be deemed to have survived such person.

IV. BEQUESTS:

I will, give, and bequeath unto the persons named below, if he or she survives me, the Property described below:

Name: William E. Edwards, III
Address: 1628 Whispering Hills Drive Franklin, TN 37069
Relationship: Son
Property: All of my property

Name: _____
Address: _____
Relationship: _____
Property: _____
_____
_____

Name: _____
Address: _____
Relationship: _____
Property: _____
_____
_____

Name: _____
Address: _____
Relationship: _____
Property: _____
_____
_____

If a named beneficiary to this Will predeceases me, the bequest to such person shall lapse, and the property shall pass under the other provisions of this Will. If I do not possess or own any property listed above on the date of my death, the bequest of that property shall lapse.

V. ALL REMAINING PROPERTY; RESIDUARY CLAUSE: I give, devise, and bequeath all of the rest, residue, and remainder of my estate, of whatever kind and character, and wherever located, to my only child William E. Edwards, III. If my child predeceases me, then his or her share will pass to Kristy L. Edwards. If neither survives me, all of my estate should be distributed according to one of the following options:

(I have placed my initials next to the provision below that I desire to adopt. An unmarked provision is not adopted by me and is not a part of this Will.)

SUE ____ The rest, residue, and remainder of my estate shall pass to my grandchildren, Forrest Daniel Edwards and Lauren Michelle Edwards, to be divided equally as alternate beneficiaries of the rest, residue, and remainder of my estate.

_____ The rest, residue, and remainder of my estate shall be divided according to the order of intestate succession in the State of Tennessee.

VI. ADDITIONAL POWERS OF THE EXECUTOR: My Executor shall have the following additional powers with respect to my estate, to be exercised from time to time at my Executor's discretion without further license or order of any court.

To buy and sell any assets as needed or desired to pay all necessary expenses and to distribute proceeds from this Last Will and Testament.

VII. WAIVER OF BOND, INVENTORY, ACCOUNTING, REPORTING AND APPROVAL: My Executor and alternate Executor shall serve without any bond, and I hereby waive the necessity of preparing or filing any inventory, accounting, appraisal, reporting, approvals or final appraisement of my estate. I direct that no expert appraisal be made of my estate unless required by law.

VIII. OPTIONAL PROVISIONS: I have placed my initials next to the provisions below that I adopt as part of this Will. Any unmarked provision is not adopted by me and is not a part of this Will.

_____ If any beneficiary to this Will is indebted to me at the time of my death, and the beneficiary evidences this debt by a valid Promissory Note payable to me, then such person's portion of my estate shall be diminished by the amount of such debt.

_____ Any and all debts of my estate shall first be paid from my residuary estate. Any debts on any real property bequeathed in this Will shall be assumed by the person to receive such real property and not paid by my Executor.

SUE I direct that my remains be cremated and that the ashes be disposed of according to the wishes of my Executor.

_____ I direct that my remains be cremated and that the ashes be disposed of in the following manner:

_____

_____

_____

_____ I desire to be buried in the _____ cemetery in _____ County, Tennessee.

IX. CONSTRUCTION: The term "testator" as used in this Will is deemed to include me as Testator or Testatrix. The pronouns used in this Will shall include, where appropriate, either gender or both, singular and plural.

X. SEVERABILITY AND SURVIVAL: If any part of this Will is declared invalid, illegal, or inoperative for any reason, it is my intent that the remaining parts shall be effective and fully operative, and that any Court so interpreting this Will and any provision in it construe in favor of survival.

IN WITNESS WHEREOF, I, Sara Vaughan Edwards [Name of Testator], hereby set my hand to this last Will, on each page of which I have placed my initials, on this 26th day of August, 2013 at Davidson County, State of Tennessee.

Sara Vaughan Edwards [Signature]
Sara Vaughan Edwards [Printed or typed name of Testator]
5031 Hillsboro Road, Apt 516 [Address of Testator, Line 1]
Nashville, TN 37215 [Address of Testator, Line 2]

WITNESSES

The foregoing instrument, consisting of three pages, including this page, was signed in our presence by Sara Vaughan Edwards [name of Testator] and declared by her to be her last Will. We, at the request and in the presence of her and in the presence of each other, have subscribed our names below as witnesses. We declare that we are of sound mind and of the proper age to witness a will, that to the best of our knowledge the testator is of the age of majority, or is otherwise legally competent to make a will, and appears of sound mind and under no undue influence or constraint. Under penalty of perjury, we declare these statements are true and correct on this 26 day of Aug, 2013 at Davidson County, State of Tennessee.

Donald Seth Roush [Signature of Witness #1]
Donald Seth Roush [Printed or typed name of Witness #1]
2111 Abbott Martin Rd [Address of Witness #1, Line 1]
Nashville TN 37215 [Address of Witness #1, Line 2]

Rose Amberson [Signature of Witness #2]
Rose Amberson [Printed or typed name of Witness #2]
2111 Abbott Martin Rd [Address of Witness #2, Line 1]
Nashville TN 37215 [Address of Witness #2, Line 2]

Mixon Putnal [Signature of Witness #3]
Mixon Putnal [Printed or typed name of Witness #3]
2111 Abbott Martin Rd [Address of Witness #3, Line 1]
Nashville, TN 37215 [Address of Witness #3, Line 2]

SELF-PROVING AFFIDAVIT

State of Tennessee
County of Davidson

We, Sara Vaughan Edwards,
Donald Seth Roush,
Rose Amberson, and
Mixon Putnal, the testator and the witnesses respectively, whose names are signed to the attached instrument in those capacities, personally appearing before the undersigned authority and first being duly sworn, do hereby declare to the undersigned authority under penalty of perjury that the testator declared, signed, and executed the instrument as his/her last will; he/she signed it willingly or willingly directed another to sign for him/her; he/she executed it as his/her free and voluntary act for the purposes therein expressed; and each of the witnesses, at the request of the testator, in his or her hearing and presence, and in the presence of each other, signed the will as witness and that to the best of his or her knowledge the testator was at that time eighteen (18) years of age or older, of sound mind and under no constraint or undue influence.

Sara Vaughan Edwards [Signature of Testator]
Sara Vaughan Edwards [Printed or typed name of Testator]
5031 Hidsboro Road, Apt 516 [Address of Testator, Line 1]
Nashville, TN 37215 [Address of Testator, Line 2]

Donald Seth Roush [Signature of Witness #1]
Donald seth Roush [Printed or typed name of Witness #1]
2111 Abbott Martin Rd [Address of Witness #1, Line 1]
Nashville TN 37215 [Address of Witness #1, Line 2]

Rose Amberson [Signature of Witness #2]
Rose Amberson [Printed or typed name of Witness #2]
2111 Abbott Martin Rd [Address of Witness #2, Line 1]
Nashville TN 37215 [Address of Witness #2, Line 2]

Mixon Putnal [Signature of Witness #3]
Mixon Putnal [Printed or typed name of Witness #3]
2111 Abbott Martin Rd [Address of Witness #3, Line 1]
Nashville TN 37215 [Address of Witness #3, Line 2]

Subscribed, sworn, and acknowledged before me,
Erich Chadwick, a notary public, by
Sara Vaughan Edwards, the testator, and by
Donald Seth Roush,
Rose Amberson, and
Mixon Putnal, the witnesses, this 26th day of
August, 2013.

Erich Chadwick
Notary Public's Signature

My Commission Expires: 11-3-15

ERICH CHADWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 3, 2015