Karen Johnson Davidson County
Batch# 188411 AFFIDAVITH
01/25/2019 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190125-0007592

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP

I, Ronnie Bargatze, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. Affiant presently resides at 7543 Webster Road, White House, TN 37188.
2. Affiant personally knew Connie Faye Bargatze, deceased, hereinafter referred to as Decedent, for her entire life, and has personal knowledge of the family of the Decedent.
3. Decedent died on December 4, 2018, and was at the time a resident of Davidson County, Tennessee.
4. Affiant, knew that at the date of death of said Decedent, Connie Faye Bargatze, owned an interest in the following described real property: 7294 Autumn Crossing Way, Brentwood TN 37027.
5. Decedent was not married at the time of her death.
6. Tamitha Renee Latham and Kristen Lynn Sykes are the only children of Decedent, natural born or adopted, living or deceased.
7. Tamitha Renee Latham and Kristen Lynn Sykes are the only heirs at law of Decedent.
8. Decedent died with a will.
9. Tamitha Renee Latham and Kirsten Lynn Sykes, also the only beneficiaries under the will, have decided not to probate the will. A copy of the will is attached as **Exhibit A** of this Affidavit.
10. The real property located at 7294 Autumn Crossing Way, Brentwood TN 37027 is now vested in Tamitha Renee Latham and Kristen Lynn Sykes, the only heirs at law of Decedent, in equal shares as tenants in common.

FURTHER THE AFFIANT SAITH NOT.

Ronnie Bargatze

Ronnie Bargatze

State of TENNESSEE
County of ~~WILLIAMSON~~ Robertson

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, Ronnie Bargatze, 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 18 day of January, 2019.

My Commission expires:
03/02/21

CATHY T. HULAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public

EXHIBIT "A"

LAST WILL AND TESTAMENT
OF
CONNIE BARGATZE

I, Connie Bargatze, being of sound mind and memory, declare this to be my Last Will and Testament. I am making this Will of my own free will and am not under any duress to do so.

ARTICLE 1

I direct that my two adult daughters, Tamitha Renee Latham (hereinafter sometimes referred to as "Tamitha") and Kristen Lynn Sykes (hereinafter sometimes referred to as "Kristen") serve as Co-executors of my estate. I direct my Co-executors to pay my enforceable unsecured debts, funeral expenses, the expenses of my last illness, and the expenses of administering my estate. In the event either Co-executor predeceases me or is unable or unwilling to act, the survivor shall serve as sole Executor. My Co-Executors shall have all the powers allowable to executors under the laws of the State of Tennessee. I direct that no bond or security of any kind shall be required of any executor.

ARTICLE 2

I direct that my residence at 7294 Autumn Crossing Way, Brentwood, Tennessee 37027, is to be appraised by a licensed real estate appraisal company for the purpose of establishing its current market value. I direct that one-half of the appraised value shall go to Tamitha Renee Latham and the other half of the appraised value shall go to Kristen Lynn Sykes, subject to any mortgages or encumbrances thereon.

It is my specific wish that my daughter Tamitha Renee Latham have the opportunity to purchase my residence. Tamitha will be required to obtain financing for said residence. If she obtains said financing, Tamitha will be required to pay her sister, Kristen, one-half of the appraised value of said residence, less any balance due on Kristen's loan from me (referred to in Article 4 below).

In the event Tamitha cannot obtain financing to purchase the residence, I direct that the residence be sold by a reputable, licensed real estate company and that the proceeds from said sale divided between Tamitha and Kristen as previously stated herein.

ARTICLE 3

I direct that my 2009 Honda Civic automobile is to be valued at the current Blue Book value, and one half of its value is to go to Tamitha and one half of its value is to go to Kristen. If Tamitha desires to purchase the Honda Civic, she must sign a promissory note to her sister, Kristen, for Kristen's half of the Blue Book value of the Honda.

ARTICLE 4

There is a spreadsheet that I prepared and keep on my personal computer that details the amount of payments made to me by Kristen Lynn Sykes on a loan that I made to Kristen in the approximate amount of Thirty-four Thousand Dollars and 00/100 Cents ($34,000.00). The spreadsheet on my home computer contains a more accurate amount for the balance of this loan to Kristen. In the event that at my death, if there is a balance due and owing on this loan, that amount will be deducted from Kristen's half of the appraised value of my residence at 7294 Autumn Crossing Way.

ARTICLE 5

I direct that any cash in my checking and savings accounts at First Tennessee Bank is to be divided equally by Tamitha Renee Latham and Kristen Lynn Sykes.

ARTICLE 6

I have no life insurance policies, but I do have two (2) 401k accounts. One is with Raymond James Investment Company, and the second is with Vanguard (which I obtained while working at Philips Electronics). The beneficiaries on said 401k accounts are my daughters, Tamitha and Kristen. There is a spreadsheet on my home computer that contains contract numbers and other account information for both of these accounts.

ARTICLE 7

I direct that the remainder of my residuary estate (household furniture and personal items) is to be distributed equally between my daughters,Tamitha and Kristen. In the event I want to give a specific item of personal property to a certain individual, such a list containing these bequests may be attached to this Will and signed by me. Additionally, in the event that either of my daughters does not survive me, I give that daughter's share of my residuary estate to the children of said deceased daughter who survive me in equal shares.

IN WITNESS WHEREOF, I have signed this Last Will and Testament on the 30 day of JUNE, 2018.

Connie Bargatze

CONNIE BARGATZE
7294 Autumn Crossing Way
Brentwood, TN 37027

201901250007592

WITNESS:

Shanta Hurt
NAME
PRINT NAME: Shanta Hurt

7291 Autumn Crossing Way
STREET ADDRESS
Brentwood TN 37027
CITY, STATE, ZIP

WITNESS:

Alysa Pace
NAME
PRINT NAME: Alysa Pace

7294 Autumn Crossing Way
STREET ADDRESS
Brentwood, TN 37027
CITY, STATE, ZIP

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, Sherrie Stone Solomon, a Notary Public, in and for the County and State stated above, _____ and _____, who are known to me(or known to me by providing me with satisfactory evidence of their identity), and who stated or affirmed, that they witnessed the signing of the Last Will and Testament of Connie Bargatze, on this the 30 day of June, 2018.

Sherrie Stone Solomon
NOTARY PUBLIC

NOTARY SEAL

SHERRIE STONE SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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