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

Karen Johnson Davidson County
Batch# 289966 AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

I, Anne-Marie Zunzal hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant presently resides at the following address: 108 Diane Court Madison, TN 37115

2. That Affiant personally knew **Judy Webb** (also known as **Judy Lorraine Webb** and **Judith Lorraine Webb** and hereinafter referred to as the "Decedent"), and has personal knowledge of the family of the Decedent.

3. That the Decedent died on **June 22, 2019**, and was at that time a resident of Davidson County, State of Tennessee.

4. That Decedent's Last Will and Testament, which has not been probated and a copy of which is attached hereto as Exhibit A, devises her real property to her daughter, **Tonda McKay** (also known as **Tonda Ruth McKay**).

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

6. That the only child born to (or adopted by) the Decedent during her lifetime is: Tonda McKay.

7. That the following persons constitute, as the date of execution of this Affidavit, the sole heir-at-law of the Decedent: Tonda McKay.

8. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

FURTHER AFFIANT SAITH NOT.

Anne Marie Zanzal
Affiant

STATE OF TN)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Anne Marie Zanzal, 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 13 day of Sept, 2019.

Sherry Clem
Notary Public

SHERRY CLEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 5/3/21

Last Will and Testament of Judy Lorraine Webb

I, Judy LorraineWebb, of Davidson County Tennessee, being of sound mind, suffering from no mental disability or impairment, under no duress or undue influence, and over 18 years old, declare this to be my last will and testament and revoke all earlier wills and codicils.

Article I: Identification of Family Group

A.) As of the date that I execute this will, my immediate family consists of my daughter, Tonda Ruth McKay.

Article II: My Fiduciaries

A.) *Appointment of Executor.* I appoint my daughter, Tonda Ruth McKay, to serve as my executor. If it becomes necessary for Tonda to qualify in any jurisdiction in which she is unable or unwilling to qualify as executor, then he will have the right to appoint an individual or corporate co-representative of my estate to serve in such jurisdiction.

B.) *Waiver of Bond and Court Supervision.* No bond or other security will be required from any fiduciary. Any fiduciary may act without qualifying before any court or filing with any court any inventory, accounting, settlement, or other report relating to the administration of my estate unless otherwise required by law to do so.

C.) *Compensation of Fiduciaries.* Any individual fiduciary may receive the compensation for such fiduciary's services allowed by law at the time the fiduciary renders the services under this will. A corporate fiduciary may receive compensation for its services in accordance with its published schedule of fees in effect at the time the services are rendered. Because I am aware that my family members may be reluctant to request compensation for services as fiduciaries hereunder, I state that, although no family member is required to request compensation, I encourage any family member who serves as a fiduciary under this will to request compensation for the reasonable value of his/her services.

Article III: Payment of Debts, Expenses, and Taxes

A.) *Payment of Debts and Expenses.* All my debts; health care expenses; funeral, cremation and/or burial expenses; and, the administration expenses of my estate will be paid out of my residuary estate. However, unless I have specifically provided otherwise, I direct that if any property in my estate is bound by any mortgage, lien, or other encumbrance, then the recipient of such property will take it subject to such mortgage, lien, or encumbrance. My fiduciaries, in their discretion, may decline to pay any of my debts or expenses from life insurance proceeds that are exempt from creditors' claims.

B.) *Payment of Death Taxes.* All death taxes (other than death taxes that are paid from property passing outside of this will, pursuant to the terms of such property's governing instrument) will be paid out of my residuary estate as an administration expense and will not be charged against or recovered from any recipient of the property taxed, except that my executor will recover as provided by law any death tax attributable to property i.) over which I have a power of appointment, ii.) in which I have a qualifying income interest for life, or iii.) in which I have a

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retained interest for life to the extent that any death tax recoverable by law is not otherwise paid out of such property.

Article IV: Disposition of Estate

A.) *Identification of Beneficiaries.* My sole beneficiaries for the purposes of this will are my daughter, Tonda Ruth McKay.

B.) *Gift of Tangible Personal Property.* All my tangible personal property that I did not hold solely for investment purposes, including, but not limited to, my automobiles, household furniture and furnishings, clothing, jewelry, collectibles, and personal effects, together with all policies of insurance thereon, will be disposed of as follows:

1.) I may leave a writing which, although not a part of this will, expresses my desires concerning the disposition of my tangible personal property. I request, but do not require, that my fiduciaries observe my wishes as set forth in any such writing.

2.) I give all of the remainder of such tangible personal property to my daughter, Tonda Ruth McKay.

3.) If my daughter does not survive me, I ask that my niece, Pam Jones Watkins, serve as my executor, and I give to her all property real and otherwise that would have been bequeathed to my daughter.

C.) *Gift of Residuary Estate.* My residuary estate, being all of my real and personal property, wherever located and not otherwise disposed of, but excluding any personal property over which I may have a power of appointment, will be disposed of as follows:

1.) If my daughter, Tonda, survives me, I give all of my residuary estate to her outright.

2.) If my daughter does not survive me, then my residuary estate will be disposed of by giving it to my niece, Pam Jones Watkins.

D.) *Contingent Beneficiaries.* In the event that all of the above-noted beneficiaries predecease me, then I give my estate to Kimela Williams, my niece's sister.

Article V: Administrative Powers of Fiduciaries

In addition to the powers conferred by law or elsewhere in this will, I grant to my executor, with respect to the property in my estate (including all my real property that will be treated as personalty in the administration of my estate), the discretionary powers set forth below, to be exercised without court order and for any purpose that my executor may deem advisable:

A.) *Powers Incorporated by Reference.* All the powers set forth in Tennessee Code Annotated Section 35-50-110, and such powers are incorporated here by reference with the same effect as though set forth verbatim herein.

B.) *Distributions To or For the Benefit of a Beneficiary.* Whenever authorized or directed to distribute property to a beneficiary, whether or not under a legal disability, the power to distribute such property, unless otherwise directed, i.) directly to such beneficiary, but only if

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such beneficiary is over 18 years old at the time of distribution, and including the transfer of property into such beneficiary's name as by depositing cash or registering securities in his or her name, ii.) to a custodian for such beneficiary under a uniform gifts or transfers to minors act, iii.) to the guardian of the person or property of such beneficiary, or iv.) to any other person, firm, or institution, to be held in trust and used for the benefit of such beneficiary, and the receipt of such property by any of the foregoing parties will constitute a full acquittal of the fiduciary to the extent of the distribution so made.

Article VI: Presumption of Survivorship

If my daughter, Tonda, and I should die under circumstances that cause uncertainty as to which of us died first, it will be conclusively presumed for the purposes of this will that my daughter survived me. For all purposes of this will, a beneficiary other than my daughter will be deemed to survive me only if he or she survives me by at least 90 days.

Article VII: Definitions

For the purposes of the will, the following definitions will apply:

A.) *"Death Taxes"*. The term "death taxes" means any federal, state, or local inheritance, estate, transfer, and succession taxes, and any interest and penalties on such taxes, imposed by reason of my death by any jurisdiction, with respect to property passing under or outside of the provisions of this will or any codicil to it, that is includible in my estate for the purpose of determining such tax.

B.) *"Daughter"*. The term "daughter" when referring to my "daughter", will be construed for all purposes to mean only Tonda Ruth McKay.

C.) *Use of Terms.* The term "executor" includes any personal representatives of my estate acting under this will, such as a successor executor or executors and any administrator with the will annexed, and it includes the terms "fiduciary", "fiduciaries", "executrix", and "executrixes" (whenever the context may require it). When used in this instrument, the singular number includes the plural, the plural includes the singular, and the use of any gender will be applicable to all genders.

Article VIII: Identification of Attorney

Should any question arise as to the construction or application of this instrument, or as to any of its provisions, or if legal counsel is needed by my executor, fiduciaries, or beneficiaries in administering this instrument, I suggest that my executor, fiduciaries, or beneficiaries consult with attorney Kevin W. Teets Jr., J.D. at Eastside Legal, 731 Porter Rd. Nashville Tennessee, 37206.

IN WITNESS WHEREOF, I sign, publish, and declare this instrument to be my last will and testament, and for the purpose of identification I have placed my initials at the foot of each preceding page, on this 3rd day of March, 2016.

Judy Webb

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Signed, published, and declared by Judy Webb as and for 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, on the date and year set out above.

Jonathan Augusta, residing at ~~710 Main St~~ 731 Porter Rd, Nashville, TN

Amanda Guy, residing at 731 Porter Rd Nashville, TN 37206

Affidavit of Subscribing Witnesses

State of Tennessee
County of Davidson

Jonathan Augusta and Amanda Guy,

having first been duly sworn, depose and say:

1.) Affiants have examined the signature page of the last will and testament of Judy Webb dated the 3 day of March, 2016, and state that the signatures of witnesses appearing thereon are theirs.

2.) Affiants state that on the above date, the testatrix, Judy Webb, signified to them that the instrument is her last will and testament and that she wished them to witness it.

3.) Affiants state that the testatrix herself, being of sound mind, suffering from no mental disability or impairment, under no duress or undue influence, and over 18 years old, signed in their presence, and subsequently Affiants signed in the presence of the testatrix, at her request and in the presence of each other.

4.) Affiants state that they were, on the 3 day of March, 2014, both of sound mind and over 18 years old.

_____

_____

Sworn to and subscribed ~~before~~ me, on this 3 day of March, 2016.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: January 9, 2018.

CAMMILLIA L. MAYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

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