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

Prepared By:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 313348 AFFIDAVITH
11/08/2019 09:12:10 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191108-0115543

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Shannon Welch Jordan, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at 4337 Morriswood Drive, Nashville, Davidson County, Tennessee 37204.

3. I personally knew Betty L. Rucker, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.): The Decedent was my aunt; Robert Thomas Rucker was my grandfather's older brother.

4. Betty L. Rucker (the "decedent") died September 25, 2017.

5. Decedent died with a Will, but the Will was not probated. (See attached)

6. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a widow. The decedent's husband, Robert Thomas Rucker died December 15. 2003.

7. The decedent had one (1) child (or adopted children) to wit,

Larry L. Rucker

8. At the time of her death, the decedent owned real property located at 317 Randall Drive - Nashville. TN 37211 in Davidson County, Tennessee, and being more particularly described in deed of record in Book 2542, Page 461 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The decedent received her interest in said real property as follows:

Being the same property conveyed to Robert Thomas Rucker and wife, Betty L. Rucker by deed from M. T. Melvin and wife, Mary S. Melvin, of record in Book 2542, Page 461, dated June 6, 1956, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Metropolitan Escrow, Inc., Chapman & Rosenthal Title, Inc. and First American Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

Dated this 23rd day of September, 2019.

Affiant - Shannon Welch Jordan

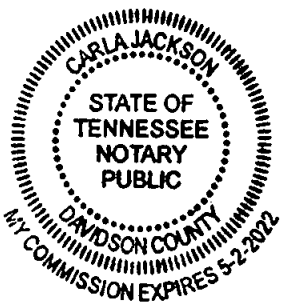
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Shannon Welch Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2019.

My commission expires: 5-2-2022

Notary Public



LAST WILL AND TESTAMENT

OF

BETTY JEAN RUCKER

I, BETTY JEAN RUCKER, of Davidson County, Tennessee, being of sound mind and disposing memory and realizing the uncertainty of life, do hereby make, publish and declare this, my Last Will and Testament, revoking any and all Wills and Codicils heretofore made by me.

ARTICLE ONE

I appoint my son, Larry Rucker, as Executor of my estate. In the event that he shall predecease me, refuse to serve, or cease to serve for any reason, I appoint my daughter in law, Candy Rucker as Alternate Executor Having explicit faith in said Executors, I direct that no bond shall be required of them in the performance of their duties in any jurisdiction.

ARTICLE TWO

I direct that my Executor pay all of my lawful debts, including funeral expenses, the expenses of the administration of my estate, inheritance, estate and other taxes that may be imposed upon my estate, including interest and penalties thereon, as soon after my death as practicable. To this end, I empower my Executor to sell any real or personal property that I own at the time of my death and to do all acts and to execute all documents necessary to effectuate such sale.

ARTICLE THREE

I give, devise and bequeath my entire estate, of whatever kind and wheresoever situated, to my son Larry Rucker. In the event that my son, Larry Rucker, shall predecease me or die at the same time that I do or under circumstances so as to render it impossible to determine if he survived me, I give, devise and bequeath my entire estate, of whatever kind and wheresoever situated to my daughter in law, Candy Rucker. In the event that both Larry Rucker and Candy Rucker predecease me or die at the same time that I do or under

 Betty Rucker

circumstances so as to render it impossible to determine if either of them survived me, I give, devise and bequeath my entire estate, of whatever kind and wheresoever situated, in equal shares to my two (2) grandchildren, Christopher Lawrence Rucker and Lauren Elizabeth Rucker.

IN WITNESS WHEREOF, I have hereunto set my hand on this page and at the bottom of the preceding page of this my Last Will and Testament on this 7th day of March, 2004.6 BR

Betty Jean Rucker
BETTY JEAN RUCKER, TESTATRIX

Signed, sealed, published and declared by the Testatrix, BETTY JEAN RUCKER, to be her Last Will and Testament, in the presence of all of us at one and the same time, and we at her request, and in her sight and presence and in the sight of presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of the said Testatrix, and to the performance of the aforesaid act of execution on the date herein above set out.

Evelyn Howard

Lewis Barnard
ATTESTING WITNESSES

AFFIDAVIT

VERLYN STEWACO and LORINDA BARNARD, being duly sworn according to law, depose and state as follows:

1. That he/she is an adult resident of the State of Tennessee.
2. That he/she was a witness to the Last Will and Testament of Betty Jean Rucker, dated the 7th day of March, 2006 BR, and that this Affidavit is being made at the request of the party named as Executrix/Executor in the said Last Will and Testament and in accordance with TENNESSEE CODE ANNOTATED.
3. That his/her signature is affixed to said Last Will and Testament of the deceased, that he/she signed or affixed the same at the instance and at the request of the Testatrix/Testator and in his/her presence and in the sight and presence of the other attesting witness on the date of the said Last Will and Testament.
4. That the Testatrix/Testator signed said paper writing as and for his/her Last Will and Testament in his/her sight and presence and in the sight and presence of the other attesting witness.
5. That the other attesting witness likewise signed said paper writing at the request and in the presence of the Testatrix/Testator and in the sight and presence of the Affiant.
6. That at the time he/she witnessed said Last Will and Testament he/she was of the opinion that the Testatrix/Testator, Betty Jean Rucker, was of sound mind and disposing memory.
7. That this Affidavit was made on the basis of his/her personal knowledge.

FURTHER AFFIANT SAITH NOT.

Verlyn Stewaco

Lorinda Barnard

STATE OF TENNESSEE)

COUNTY OF Davidson

Sworn to and subscribed before me, the undersigned Notary Public, this 7th day of March, 2006 BR.

Stacy R. Flynn
NOTARY PUBLIC

My Commission Expires: 7-21-07.

willaffi

STACY R. FLYNN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.