This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-20-7407

Karen Johnson Davidson County
Batch# 492022 AFFIDAVITH
10/08/2020 11:25:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20201008-0117104

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF SUMNER

I, Bobby Tildon Huff, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. To my knowledge, the property known as 60 Rolling Meadows Drive, Goodlettsville, TN 37072 (the "Property") was acquired by Lois H. Cobb (the "Decedent") by that certain Deed dated September 29, 2000, and recorded in Instrument No. 20001004-0098512, in the Register's Office for Davidson County, Tennessee.

2. That the Decedent died on February 4, 2020, leaving a will that has not been admitted to probate. A copy of which is attached as an exhibit to this Affidavit.

3. To the best of my knowledge, the Decedent did not have any unpaid debts.

4. Affiant is a resident of Davidson County, in the State of Tennessee.

5. Affiant is familiar with the family history of the Decedent.

6. The Decedent died in Davidson County, Tennessee on February 4, 2020.

7. Said Decedent was unmarried at the time of her death.

8. Affiant further states that Decedent was survived by the following heirs-at law:

Name:	**Date of Birth:**	**Relationship:**
Deborah C. Borum	1/23/1954	Daughter
Richard L. Cobb	4/1/1952	Son

9. Affiant is aware of these facts because he has been a family friend for more than 25 years.

10. The Decedent had no children who predeceased her or adopted children, or descendants of deceased children or adopted children.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by Lois H. Cobb in Davidson County, Tennessee.

Tennessee Code Annotated § 30-2-712(f) provides that "Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E crime."

Further Affiant saith not.

Signed this the 11th day of June, 2020.

Bobby Tildon Huff

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Bobby Tildon Huff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of June, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 60, together with the appurtenant common elements of Rolling Meadows, Phase 1, Section Two, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6593, page 194; as amended and supplemented in Book 6726, page 18; Book 6926, page 472; Book 6966, page 497; Book 6980, page 188; Book 7138, page 352; Book 7408, page 733; Book 8049, page 711; Book 9319, page 100; Book 9557, page 25; as re-recorded in Book 9566, page 369; and further, as amended and supplemented in Book 9675, page 386; and in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of record in Plat Book 6250, page 732, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rolling Meadows, Phase 1, Section Two, provided in said Declaration; as amended and supplemented, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Lois H. Cobb by Warranty Deed from Charles R. Bess and wife, Sarah A. Bess, dated September 29, 2000, recorded October 4, 2000, of record in Instrument No. 20001004-0098512, Register's Office for Davidson County, Tennessee.

LAST WILL AND TESTAMENT

OF

LOIS HICKMAN COBB

I, LOIS HICKMAN COBB, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this instrument to be my Last Will and Testament, hereby revoking all other wills that I may have made heretofore.

ITEM I
APPOINTMENT OF PERSONAL REPRESENTATIVE

I nominate and appoint DEBORAH BORUM as Executrix of this, My Last Will and Testament, and direct that she not be required to make bond. In the event she predeceases me, dies in common disaster with me, or is unable or unwilling to serve as Executrix, then, in that event, I nominate and appoint RICHARD COBB to serve as my Executrix in the place and stead of the named Executrix. I direct that none of the persons named be required to make bond as my personal representative, and waive the filing of inventory and accountings.

ITEM II
DEBTS, EXPENSES AND TAXES

I direct that my personal representative pay all of my just debts and funeral expenses, as well as the cost of the administration of my estate, as soon after my death as practicable.

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ITEM III
TESTAMENTARY DISPOSITION OF ESTATE

I give, devise and bequeath all of my property, real, personal or mixed and wherever located, to my children, Richard Cobb and Deborah Borum, to be divided in equal shares, to share and share alike.

In the event there is any dispute between my named children regarding the disposition of any tangible personal property, I direct my Executor to sell said property and add the proceeds from said sale to my residuary estate.

If any of the above named beneficiaries of my estate predecease me, their share shall then pass to the surviving beneficiary.

IN WITNESS WHEREOF, I have hereunto set my hand this, My Last Will and Testament, at Davidson County, Tennessee, this 2 day of April, 2014, consisting of four (4) typewritten pages including the attestation clause and Affidavit of witnesses.

Lois H. Cobb

LOIS HICKMAN COBB, Testatrix

The foregoing instrument was signed, published and declared by the Testatrix, LOIS HICKMAN COBB, as and for her Last Will and Testament, in the sight and presence of us and each of us and we at the same time at her request and her sight and presence and in the sight and presence of each other in believing her to be of sound mind have hereunto subscribed our names as attesting witnesses on this 2 day of APRIL, 2014.

Witness

4121 Coalcastin Pk.
Address

Nashville, TN 37216

Witness

2525 Baker Rd
Address

Goodlettsville, TN 37072

202010080117104

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, LOIS HICKMAN COBB, on the 2 day of APRIL, 2014, declared and signified to us the foregoing instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and in the presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the forgoing instrument, LOIS HICKMAN COBB, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

This Affidavit is made and written under the provisions of the Tennessee Code Annotated, for the purpose of attaching the same to the Last Will and Testament of said Testatrix for proof as to the execution of said will.

Affiant

Affiant

Sworn to and subscribed before me, this 2 day of APRIL, 2014.

Aimee Denise Bobbitt
Notary Public

My Commission Expires: 5-05-2015

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

