Karen Johnson Davidson County
Batch# 509501 AFFIDAVITH
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Fees: $62.00 Taxes: $0.00
20201105-0130109

This Instrument Prepared by:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File #: 6-9390-RL

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Williamson

I, J. ERIC WORKMAN, of Williamson 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. That REBECCA LYNN CHAPMAN (the "Decedent") died on June 14, 2020, a resident of DAVIDSON County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was 969 General George Patton Road, Nashville, TN 37221 (the "Property").

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

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

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

6. Decedent left a will that was filed in probate, however at this time no order of probate has been entered. Said will is attached as an exhibit to this Affidavit.

7. Affiant further states that Decedent was unmarried at the time of her death and survived by the following children:

Name:	**Relationship:**
Kristin Leigh Davis	Daughter
Kelly Donovan Rankin	Daughter

8. Affiant is aware of these facts because she is a friend of the Decedent and knew the Decedent for more than 15 years.

9. The Decedent had no children who predeceased her, no adopted children, or any other descendants of deceased children or adopted children, except as listed above.

The undersigned agrees to indemnify and hold harmless Momentum Title, LLC and its title underwriter for liability with either or both of them may incur as a result of issuing policies of

title insurance on property located at **969 General George Patton Road, Nashville, TN 37221**, in reliance on this affidavit. Legal description on Exhibit A attached here.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., for the purpose of clearing title to the aforementioned Property.

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."

STATE OF TENNESSEE
COUNTY OF Williamson

I, J. ERIC WORKMAN, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information and belief.

J. Eric Workman
AFFIANT

Sworn to and subscribed before me this 29 day of October, 2020.

DONNA C. HERNDON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Donna C. Herndon
Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, J. ERIC WORKMAN, 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 29th day of October, 2020.

DONNA C. HERNDON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Donna C. Herndon
Notary Public
My Commission Expires: 07/02/2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Unit No. 969, together with the Carport designated No. 969-C in River Plantation (Section Six), Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of Section Six, Phase One, River Plantation, Condominium Apartments, recorded in Book 5200, Pages 359 and 360. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526; as supplement and amendment recorded in Instrument Nos. 20050504-0050172 and 20080423-0041324 (as scrivener's affidavit recorded in Instrument No. 20080429-0043657); as amendment to bylaws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation (Section Six), contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lynn D. Chapman, by Warranty Deed from Anita Vann and Betty S. Lusky, being the beneficiaries of the property below under the Will and Testament of Katherine S. Couturier, of record in Instrument No. 20040519-0058523, in the Register's Office of Davidson County, Tennessee, dated May 06, 2004 and recorded on May 19, 2004.

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THE LAST WILL AND TESTAMENT OF

Lynn Chapman

DECLARATION

I, Lynn Chapman, a resident of the state of Tennessee and county of Davidson; and being of sound mind and memory, do hereby make, publish, and declare this to be my last will and testament, thereby revoking and making null and void any and all other last will and testaments and/or codicils to last will and testaments heretofore made by me. All references herein to **"this Will"** refer only to this last will and testament.

FAMILY

At the time of executing this Will, I am unmarried. The names of my children are listed below. Unless otherwise specifically indicated in this Will, any provision for my children includes the below-named children, as well as any child of mine hereafter born or adopted.

Kristin Leigh Davis
Kelley Donovan Rankin

DEBT

I direct that as soon as is practical after my death, the executor named pursuant to this Will review all of my just debts and obligations, including last illness and funeral expenses, except for those secured long-term debts that may be assumed by the beneficiary of such property, unless such assumption is prohibited by law or on agreement by the beneficiary. The executor is further directed to pay any attorneys' fees and any other estate administration expenses. The executor shall pay these just debts only after a creditor provides timely and sufficient evidence to support its claim and in accordance with applicable state law.

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I direct that any estate, inheritance, and succession taxes, including any interest and penalties thereon, imposed by the federal government or any state, district, or territory, attributable to assets includible in my estate, passing either under or outside of this Will, be apportioned among the persons interested in my estate in accordance with applicable state and federal law. My executor is authorized and directed to seek reimbursement from the beneficiaries of my estate of any taxes paid by my executor to the extent allowed by law.

If my executor cannot collect from any person interested in the estate the amount of tax apportioned to that person, the amount not recoverable will be equitably apportioned among the other persons interested in the estate who are subject to apportionment.

If a person is charged with or required to pay tax in an amount greater than his or her prorated amount because another person does not pay his or her prorated amount, the person charged with or required to pay the greater amount has a right of reimbursement against the other person.

I further direct that if any beneficiary named in this Will is indebted to me at the time of my death, and evidence of such indebtedness is provided or made available to my executor, that share of my estate that I give to any and each such beneficiary be reduced in value by an amount equal to the proven indebtedness of such beneficiary unless: (i) I have specifically provided in this Will for the forbearance of such debt, or (ii) such beneficiary is the sole principal beneficiary.

PRIMARY REMAINDER BENEFICIARIES

I divide all of the residue and remainder of my gross estate, real and personal, wherever situated, into as many equal shares as there are living children of mine and deceased children of mine with issue then living. Each living child shall be given one share. Any share of my estate allocated to a deceased child with issue then living shall be further divided into shares for said issue, per stirpes. Unless otherwise indicated in my Will, the shares allocated to my children and the issue of my deceased children will be distributed to these beneficiaries, outright and free of trust. The terms "issue," "child," "children," include a person who has a parent-child relationship, as defined under applicable state law, with the person through whom this person claims benefits under my Will. These terms do include persons who are adults at the time of adoption.

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DISTRIBUTION IF NO LIVING BENEFICIARIES

If at any time before full distribution of my estate all of my beneficiaries are deceased and this instrument directs no other disposition of the property, the remaining portion of my estate will then be distributed to my heirs determined according to the laws of intestate succession, unless specifically disinherited elsewhere in this Will.

EXECUTOR NOMINATION

I nominate my sister, Leslie Pruden, to be the executor of this Will.

If, for any reason, my first nominee executor is unable or unwilling to serve or to continue to serve as executor of this Will, I nominate my brother, David Donovan, to be the successor executor.

If, for any reason, the nominees designated above are unable or unwilling to serve or to continue to serve as executor of this Will, I nominate my daughter, Kristin Leigh Davis, to be the successor executor.

If none of the nominated executors are able, willing, and authorized to serve or to continue to serve, and the vacancy is not filled as set forth above, the majority of estate beneficiaries shall nominate a successor executor. If the majority of estate beneficiaries are unable to nominate a successor executor, the vacancy will be filled pursuant to a petition filed by the resigning executor or any person interested in the estate in a court of competent jurisdiction.

MISCELLANEOUS EXECUTOR PROVISIONS

The term "**executor**" includes any executrix, personal representative, or administrator, if those terms are used in the statutes of any state that has jurisdiction over all or any portion of my estate.

My executor will have broad and reasonable discretion in the administration of my estate to exercise all of the powers permitted to be exercised by an executor under state law, including the power to sell estate assets with or without notice, at either public or private sale, and to do everything he or she deems advisable and in the best interest of my estate and the beneficiaries thereof, all without the necessity of court approval or supervision. I direct that my executor perform all acts and exercise all such rights and privileges, although

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not specifically mentioned in this Will, with relation to any such property, as if the absolute owner thereof and, in connection therewith, to make, execute, and deliver any instruments, and to enter into any covenants or agreements binding my estate or any portion thereof.

If there are two co-executors serving, they shall act by unanimous agreement. If there are more than two co-executors serving, they shall act in accordance with the decision made by the majority of co-executors.

Subject to specific provisions to the contrary, I authorize my executor to distribute a share of my estate given to a minor beneficiary, up to the whole thereof, to a custodian under the applicable Transfers to Minors Act or Gifts to Minors Act, if in the executor's discretion, it is in the best interests of the beneficiary. The executor may also make distributions to a minor by making distributions to the trustee of a trust created under this Will for a minor beneficiary, the guardian of the minor's person, or the guardian of the minor's estate.

No person named as an executor is required to post any bond.

I authorize my executor to make the following choices or elections in my executor's absolute discretion, regardless of the resulting effect on any other provisions of this Will or on any person interested in my estate or in the amount of any of the taxes referred to: (a) choose a valuation date for estate or inheritance tax purposes or choose the methods to pay estate or inheritance taxes; (b) elect to treat or use an item, for either federal or state tax purposes, as either an income tax deduction or as a deduction for estate or inheritance tax purposes; (c) determine when a particular item is to be treated as taken into income or used as a tax deduction, to the extent the law provides that choice; and (d) disclaim all or any portion of any interest in property passing to my estate at or after my death, even though any of these actions may subject my estate to additional tax liabilities. No person adversely affected by my executor's exercise of discretion under this clause is entitled to any reimbursement or adjustment, and my executor is not required to make any adjustment between income and principal or in the amount of any property passing under this Will as a result of any election under this provision.

I authorize my executor, without obtaining court approval, to employ professional investment counsel on such terms as my executor considers proper, and to pay the fees of investment counsel as an expense of administration of my estate. However, my executor is under no obligation to employ any investment counsel.

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I authorize my executor either to continue the operation of any business belonging to my estate for such time and in such manner as my executor may consider advisable and in the best interest of my estate, or to sell or liquidate the business at such time and on such terms as my executor may consider advisable and in the best interest of my estate. Any such good faith operation, sale, or liquidation by my executor will be at the risk of my estate and without liability on the part of my executor for any losses that may result.

SIMULTANEOUS DEATH

If it cannot be established if a beneficiary of my estate survived me, the provisions of the applicable Uniform Simultaneous Death Act, as amended, or any substantially similar successor act effective on the date of my death, will apply.

NONLIABILITY OF FIDUCIARIES

Any fiduciary, including my executor and any trustee, who in good faith endeavors to carry out the provisions of this Will, will not be liable to me, my estate, my heirs, or my beneficiaries for any damages or claims arising because of their actions or inaction, or the actions of any predecessor fiduciary acting pursuant to this Will. My estate will indemnify and hold them harmless.

SAVINGS CLAUSE

If a court of competent jurisdiction at any time invalidates or finds unenforceable any provision of this Will, such invalidation will not invalidate the whole of this Will. All of the remaining provisions will be undisturbed as to their legal force and effect. If a court finds that an invalidated or unenforceable provision would become valid if it were limited, then such provision will be deemed to be written, deemed, construed, and enforced as so limited.

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IN WITNESS WHEREOF, I, the undersigned testator, declare that I sign and execute this instrument on the date written below as my last will and testament and further declare that I sign it willingly, that I execute it as my free and voluntary act for the purposes expressed in this document, and that I am eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

Lynn Chapman
(Signature of Lynn Chapman)

Date: 1/26/14

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ATTESTATION

This last will and testament, which has been separately signed by Lynn Chapman, the testator, was on the date indicated below signed and declared by the above named testator as his or her last will and testament in the presence of each of us. We, in the presence of the testator and each other, at the testator's request, under penalty of perjury, hereby subscribe our names as witnesses to the declaration and execution of the last will and testament by the testator, and we declare that, to the best of our knowledge, said testator is eighteen years of age or older, of sound mind and memory and under no constraint or undue influence.

1. Amy Workman
(Signature of witness)

Amy Workman
(Print Name)

Date: 1-26-14

216 Riverbend Dr.
(Address)

Franklin, TN 37064
(City, State, ZIP)

2. J. Eric Workman
(Signature of witness)

J. Eric Workman
(Print Name)

Date: 1-26-14

216 Riverbend DR
(Address)

Franklin, TN 37064
(City, State, ZIP)

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AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF Williamson) **ss.**

I, Amy Workman, after being duly sworn according to law, hereby make oath as follows:

That on January 26, 2014, the Testatrix, Rebecca Lynn Chapman, aka Lynn Chapman, declared and signified to J. Eric Workman and me that the attached instrument was 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 sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of execution the Testatrix was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, being more than eighteen years of age, makes and signs this affidavit on the date below written.

This the 9th day of September, 2020.

Amy Workman
Amy Workman

Sworn to and subscribed before more this the 9th day of September, 2020.

Kathy E. Speedy
Notary Public
My commission expires: 6/20/2021

KATHY E. SPEEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF Williamson) **ss.**

I, J. Eric Workman, after being duly sworn according to law, hereby make oath as follows:

That on January 26, 2014, the Testatrix, Rebecca Lynn Chapman, aka Lynn Chapman, declared and signified to Amy Workman and me that the attached instrument was 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 sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of execution the Testator was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, being more than eighteen years of age, makes and signs this affidavit on the date below written.

This the 9 day of September, 2020.

J. Eric Workman

Sworn to and subscribed before more this the 9th day of September, 2020.

KATHY E. SPEEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6/20/2021