Karen Johnson Davidson County
Batch# 542936 AFFIDAVITH
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Fees: $57.00 Taxes: $0.00
20201228-0153781

This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF

I, STEPHANIE MASSEY, 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. That Dorothy L. Eddings (the "Decedent") died on January 5, 2020, a resident of Davidson County, Tennessee.

2. Decedent's place of residence and homestead at the time of death was **3216 West Hamilton Avenue, Nashville, TN 37218** (the "Property").

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. Decedent left a Will that was admitted to probate. 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:**
Beverly Stanton	Daughter
Barry Eddings	Son
Barbara Newman	Daughter

8. Affiant is aware of these facts because she is a friend of the Decedent and knew the Decedent for more than forty-two 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 Midtown 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 **3216 West Hamilton Avenue, Nashville, TN 37218**, in reliance on this affidavit.

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 DAVIDSON

I, Stephanie Massey, 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.

Stephanie M Massey
Stephanie Massey

Sworn to and subscribed before me this 4th day of November, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Stephanie Massey, 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 4th day of November, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Treppard Heights, Section II, of record in Book 2330, Page 167, Register's Office for said County.

Said Lot No. 52 fronts 75 feet on the Northwesterly margin of West Hamilton Avenue and extends back 282 feet on the Northeasterly line and 269 feet on the Southwesterly line to a dead line in the rear, measuring 76 feet thereon.

Being the same property conveyed to Dorothy L. Eddings, a single person, by Quitclaim deed from Beverly F. Eddings, a married person, dated September 19, 2005 and recorded on October 05, 2005, in Instrument No. 20051005-0120246, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dorothy L. Eddings and Beverly F. Eddings, as joint tenants with the right of survivorship, by Warranty deed from Al Hersh and wife, Janice C. Hersh, dated September 30, 1977 and recorded on October 20, 1977, in Book 5212, Page 360, Register's Office of Davidson County, Tennessee.

LAST WILL AND TESTAMENT
OF
DOROTHY L. EDDINGS

I, DOROTHY L. EDDINGS, of 3216 W. Hamilton Avenue, Nashville, (Davidson County) Tennessee 37215, being of sound and disposing mind and memory and over the age of (18) years and not being actuated by any duress, menace, fraud, mistake, or undue influence, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

At the time of the making of this Will I am unmarried and have three (3) surviving biological child, BARBARA NEWMAN, BEVERLY STANTON, and BARRY EDDINGS, as well as zero (0) legally adopted children. Any reference to my children or Issue(s) will only be in reference to BARBARA NEWMAN, BEVERLY STANTON, and BARRY EDDINGS

ARTICLE II
CLAIMS AND TAXES

All expenses of administration of my estate shall first be paid out of the residuary of my estate until exhausted. As soon as practical after my death, I direct my Executor to pay any debt or claim that they or a court determines to be legally enforceable against my estate. In the absence of a court order, my Executor shall have absolute discretion to determine that a debt is legally enforceable against my estate. Additionally, I direct my Executor to pay out of my residuary estate the following:

A. The expenses of my last illness.

B. I direct that all taxes of whatever kind be paid out of the residuary of my estate. The term "residuary of my estate" generally refers to those assets remaining after all debts and expenses of administration of the estate have been paid. Should the residuary of my estate be insufficient to pay taxes, my Executor shall take pro rata from any specific bequest sufficient sums to pay the taxes. Said taxes include inheritance and estate taxes imposed by any taxing authority by reason of my death, including taxes assessed on account of any property included in my gross estate for such tax purposes which is not included in my estate for any other purpose and including any generation skipping transfer taxes on any transfer of property constituting a direct

Initials: 

skip, unless such direct skip arose as a result of a disclaimer, but expressly excluding such taxes as are imposed as a result of the inclusion of property in my taxable estate under Section 2044 of the Internal Revenue Code of 1986, as amended, or any corresponding provision of any state law and excluding any other generation skipping transfer taxes.

C. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of the court approving such expense.

D. In the event that any property or interest in property passing under this Will, by operation of law, or otherwise by reason of my death shall be encumbered by a lien or shall be pledged to secure an obligation, whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually, it is my intention that such indebtedness shall not be charged to or paid from my estate, but, rather, that the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take such property subject to all encumbrances existing at the time of my death.

ARTICLE III

EXECUTOR

I nominate and appoint my granddaughter, KETRIA RAMSEY, 3258 Brick Church Pike, [redacted] Executor of my Last Will and Testament and of my

skip, unless such direct skip arose as a result of a disclaimer, but expressly excluding such taxes as are imposed as a result of the inclusion of property in my taxable estate under Section 2044 of the Internal Revenue Code of 1986, as amended, or any corresponding provision of any state law and excluding any other generation skipping transfer taxes.

C. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of the court approving such expense.

D. In the event that any property or interest in property passing under this Will, by operation of law, or otherwise by reason of my death shall be encumbered by a lien or shall be pledged to secure an obligation, whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually, it is my intention that such indebtedness shall not be charged to or paid from my estate, but, rather, that the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take such property subject to all encumbrances existing at the time of my death.

ARTICLE III
EXECUTOR

I nominate and appoint my granddaughter, KETRIA RAMSEY, 3258 Brick Church Pike, G-132, Nashville, Tennessee 37207, as Executor of my Last Will and Testament and of my estate. In the event Ketria Ramsey shall not survive me or is unwilling or unable to act, then I nominate and appoint my granddaughter, JASMINE BOWMAN, 3501 Andrew Jackson Way, Apt 3809, Hermitage, Tennessee 37076 (P: 615-578-7010), as my alternate Executor of my Last Will and Testament and of my estate.

My Executor shall have the right to sue on behalf of my estate and shall collect any funds, property, or the like, due or owing to myself or my estate at the time of or after my death and distribute those funds pursuant to the provisions of this document.

Should the laws of the state in which my Last Will and Testament is probated allow it, then my Executor shall not be required to furnish a bond for the faithful performance of their duty as Executor.

Initials: DE

ARTICLE IV
POWERS AND DUTIES OF MY EXECUTOR

My Executor shall have the following additional powers with respect to the administration of my estate, to be exercised from time to time at my Executor's discretion, without further license or order of any court:

A. To make repairs or improvements to my property, either real or personal, as may be deemed necessary to preserve or enhance the value of my estate for purposes of liquidation, if necessary.

B. To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale, if necessary.

C. To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

D. To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

E. To bring suit in any legal cause of action including, but not limited to, any wrongful death action.

F. All powers necessary and appropriate to carry out the administration of my Last Will and Testament.

In addition, my Executor is authorized to perform any act that the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 *Tennessee Code Annotated*, authorize an executor or fiduciary to perform.

ARTICLE V
REAL PROPERTY

As of the date of this Will, real property owned and contemplated, either in whole or in part, by me consists of:

Initials: DE

A. Residential home and property located at 3216 W. Hamilton Avenue, Nashville, Tennessee 37215.

Should liquidation of my real or tangible personal property is not required to administer this Last Will and Testament or satisfy all legally enforceable debts at the time of my death, I direct that said transferrable real property interest be administered in accordance with the provisions of this document.

ARTICLE VI
PERSONAL PROPERTY

Unless otherwise specifically provided, my Executor shall deliver all tangible and intangible personal property as directed by the Articles of this Last Will and Testament.

"Tangible personal property" means personal property (not primarily used in a business for profit), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. "Intangible personal property" means cash, cash proceeds from life insurance benefits, patents, copyrights, royalties, installment obligations, insurance and annuity contracts, partnership interests, checks, securities and other negotiable instruments. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

ARTICLE VII
DISTRIBUTION OF RESIDUE

The term "residuary" generally refers to those assets remaining after the distribution of specific bequest, payment of all debts, and the expenses of administration of the estate have been paid. Should the residuary of my estate be insufficient to pay taxes, my Executor shall take pro rata from any specific bequest sufficient sums to pay the taxes. I further direct my Executor to distribute my residuary estate as follows:

A. I give, devise, and bequeath all of the rest, residue, and remainder of my estate, of whatever kind and character, and wherever located, to my surviving Issue(s) in equal parts.

Initials: DE

If any devise shall lapse as a result of the named beneficiary predeceasing me, and the named beneficiary is not survived by biological Issue(s) born of them, said devise shall be distributed to the remaining devisee(s) or per stirpes to Issue(s) born of them should the devisee predecease me.

ARTICLE VIII
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by one hundred twenty (120) hours shall be deemed to have predeceased me for purposes of this Will and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE IX
ADDITIONAL PROVISIONS

A. I direct that my Will be interpreted under the laws of the State of Tennessee.

B. Reference to Executor shall always refer to the party then acting in that capacity, whether original or serving as successor.

C. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

D. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

ARTICLE X
SEVERABILITY AND SURVIVAL

If any part of this Will is declared invalid, illegal, or inoperative for any reason, it is my intent that the remaining parts shall be effective and fully operative, and that any Court so interpreting this Will, and any provision in it, construe in favor of survival.

Initials DE

ARTICLE XI
LEGAL PROCEEDINGS

In the event any person should contest or challenge this Will, such contestant by such action shall forfeit all property and interests that such contestant would otherwise take under this Will and such forfeited property shall pass as if such person had predeceased me.

In the event any person shall bring suite against my estate and not prevail, then such person shall pay and reimburse my said estate for all costs and expenses incurred as a result or in connection with such action, including reasonable attorney's fees.

IN WITNESS WHEREOF, I, DOROTHY L. EDDINGS, hereby set my hand to this last Will, on each page of which I have placed my initials, on this 30th day of November, 2017 at Davidson County, Tennessee.

Dorothy Eddings

DOROTHY L. EDDINGS
Testator

Initials: DE

ATTESTATION CLAUSE

Signed, published and declared by the above named Testator, DOROTHY L. EDDINGS, as and for the Last Will and Testament, in the presence of us, who at her request, in her presence, and in the presence of each other, all being present at the same time, have hereunto subscriber our names as witnesses and do hereby certify that we believe the Testator to be of sound and disposing mind and memory.

Witness #1 Signature: Exie Holt Davis

Printed Signature: Exie Holt Davis

Address: P.O Box 281134

Nash. TN 37218

Witness #2 Signature: Melinda A. Holbert

Printed Signature: Melinda A. Holbert

Address: 1713-B Stewart Pl

Nashville, Tn 37203

Initials: DE

[redacted]